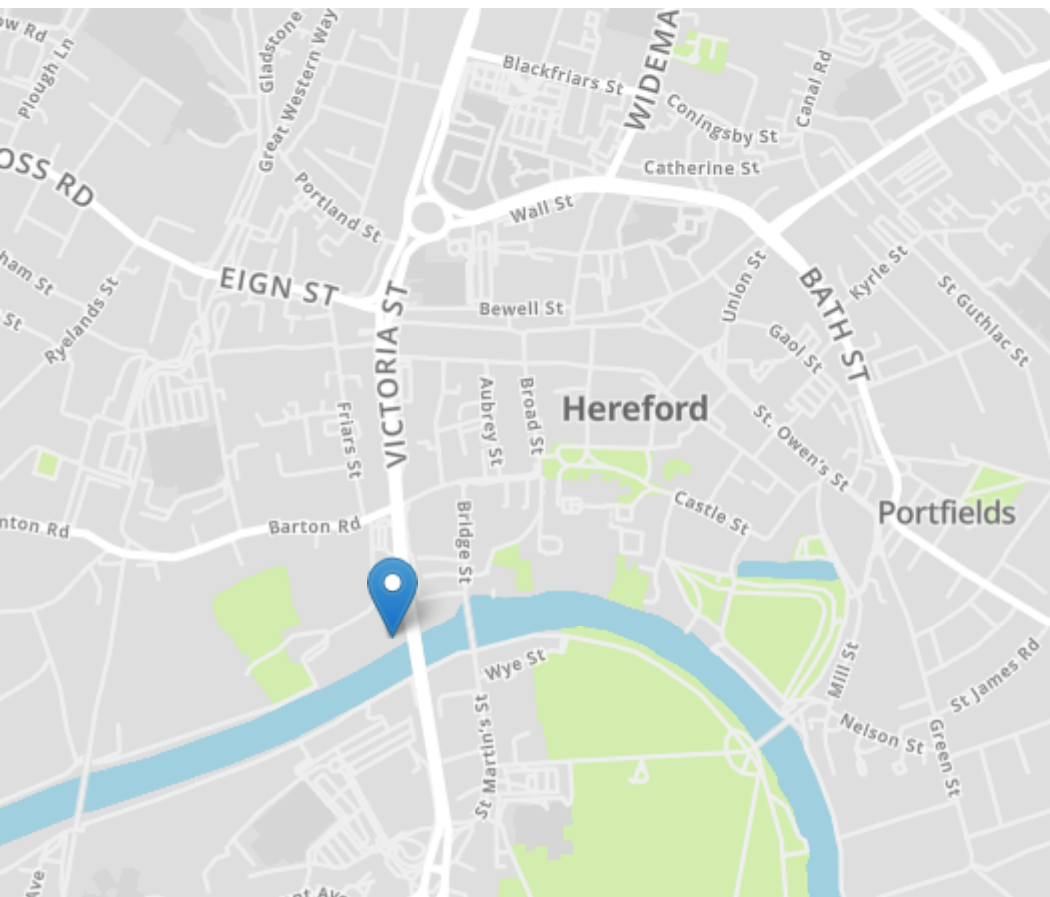




DIRECTIONS

Greyfriars Avenue is located to the side of Victoria Street/A49, just off of Barton Road. For those who use what3words: ///hello.dirt.nation. The property will be indicated by the Stooke Hill and Walshe 'For Sale' board.



GENERAL INFORMATION

Tenure

Leasehold.

125 Years Commencing 31st July 2016 (116 years Remaining)

With an option to become a director of the management company, the perspective purchaser will also own a portion of the freehold with other owning residents. With a current £12,000+ Sinking Fund.

Annual Charges £3384

Further Details Available Upon Request.

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchaser should satisfy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	73
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

3 Fryers Gate, Greyfriars Avenue
Hereford HR4 0FD

£260,000



• Two double bedrooms and en-suite to master • riverside views • Stunning contemporary open plan living

Hereford 01432 343477

Ledbury 01531 631177

Stooke
Hill and
Walshe
.co.uk



OVERVIEW

Set within an exclusive development of 18 luxury apartments overlooking the bank of the River Wye, this contemporary 2 bedroom apartment offers a perfect lend of modern living and scenic beauty and comprises: communal entrance, apartment entrance, open plan kitchen/dining/living, 2 bedrooms with en-suite to master, bathroom and communal outside. A superb gated development with CCTV entry system at the main gate allowing vehicular and pedestrian access, and is set in a prime city location within a conservation area and enjoying lovely views over the River Wye and beyond. The building raised up on stilts, otherwise known as platform construction, has five floors and contains 18 apartments, 16 of which are 2 bedrooms; there is one 1 bedroom apartment and one 3 bedroom apartment in total. This stylish first floor, 2 bed apartment has acoustic triple gazed glass windows and doors for noise reduction and is within walking distance of a good range of local city amenities including superstore, schools, a range of restaurants, public houses, hospital and railway station.

In more detail the property comprises:

Communal Main Entrance Hall

With lift and stairs, CCTV intercom entrance and key pad, doors off to pathway to car parking area and the under croft of the building providing for bicycle storage, and access to meter room. The communal areas are maintained to a high standard, and are cleaned very regularly each week.

First Floor Landing to Apartment Entrance

Having an oak engineered front door opening to:

Entrance Hall

A very spacious entrance hall with oak engineered hardwood flooring, spot lights, storage cupboard housing the underfloor heating system, and also hanging rail and shelving. Oak veneered panel door leads to:

Open Plan 'L' Shaped Kitchen/Dining/Living Room

8.5m x 6.5m (27' 11" x 21' 4")
With oak engineered hardwood oak flooring continued from the entrance hall, spot lights above, telecom system, and underfloor heating thermostat. Kitchen Area: A superbly fitted kitchen to a high specification; with Howden soft close drawers and cupboards to the wall and base units, granite working surfaces over the base units, hi-end Smeg appliances to include; chest height double oven, kitchen island with fitted storage either side and pull up power sockets with USB, island also housing Smeg induction hob, and Smeg cooker hood over, integrated dishwasher, 1.5 bowl stainless steel sink and drainer mixer tap over, integrated washing machine, feature lighting, spot lights and ample power points.

Living Area:

With 2 further ceiling light points, power points, USB, ethernet, and TV point and very much an open plan entertaining space.

Dining Area:

Continued oak engineering flooring, ceiling light point, triple glazed acoustic glass window to the side elevation.

Triple glazed acoustic glass bi-folding doors leads to;

Glass Panel Terrace

A very good size terrace for outdoor entertaining and south facing views over the river wye.

From the entrance hall door leads to:

Bedroom 1

4.85m x 2m (15' 11" x 6' 7")
With carpet flooring, 2 ceiling light points, power points, TV and ethernet point, built-in wardrobe space with hanging rail, storage, and LED light above, zone controlled heating thermostat, and triple glazed acoustic glass window to the side elevation. Door to:

En-Suite

With tiled floor, spot lights, ceiling extractor fan, NK Porcelanosa suite comprising low level WC, wash hand basin with chrome mixer tap over and spash tiling, wall mounted LED feature ant mist mirror, corner shower cubicle with a recently fitted multiple function shower with additional shower head, and chrome towel radiator.

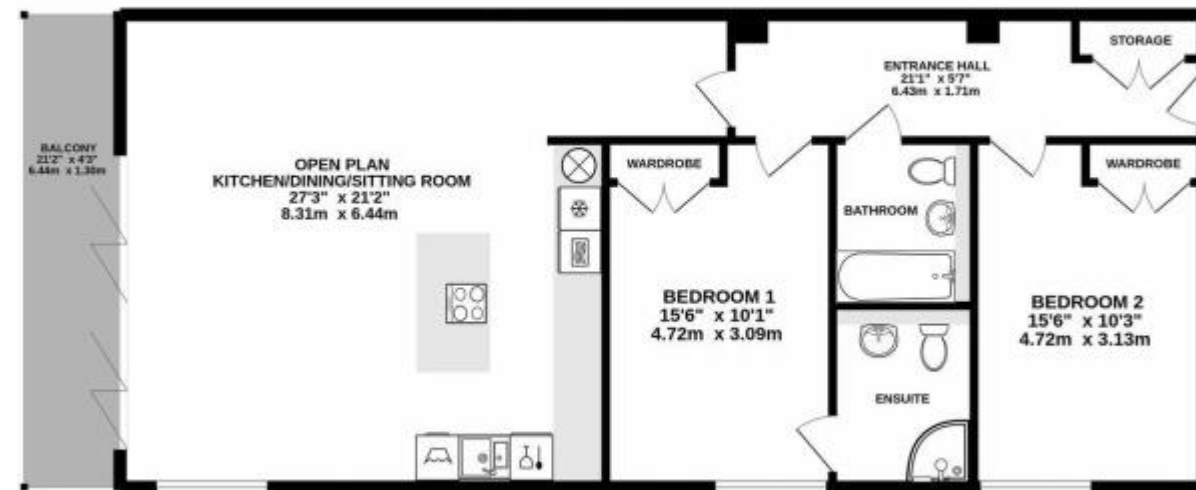
Bedroom 2

3.2m x 4.85m (10' 6" x 15' 11")
With carpet flooring, 2 ceiling light points, built-in storage with lighting which is auto censored, triple glazed acoustic glass window to the side elevation, media point wall with radio, TV, and ethernet point.

Bathroom

With tiled floor, spot lights, extractor fan to ceiling, LED feature anti-mist wall mounted mirror, chrome towel radiator, NK Porcelanosa low level WC, wash hand

THIRD FLOOR



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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basin with chrome mixer tap over, bath with glass swivel screen, mains shower unit with 2 shower heads and chrome mixer tap.

OUTSIDE

Fully enclosed secure gated environment, with remote and key pad operated entrance gates, personal and vehicular, CCTV linked, secondary access to bridge level (only in case of emergency), allocated and visitor parking.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Open Plan Kitchen/Dining/Living Room 8.5m x 6.5m (27' 11" x 21' 4")
- Bedroom 1. 4.85m x 2m (15' 11" x 6' 7")
- Bedroom 2. 3.2m x 4.85m (10' 6" x 15' 11")

And there's more...

- ✔ Lift access, CCTV intercom entry system, underfloor heating
- ✔ Secure gated community, communal gardens
- ✔ Allocated parking space and visitors parking
- ✔ Walking distance to City