

FOR  
SALE



24 The Embankment Gaol Street, Hereford HR1 2AF

£179,950 - Leasehold

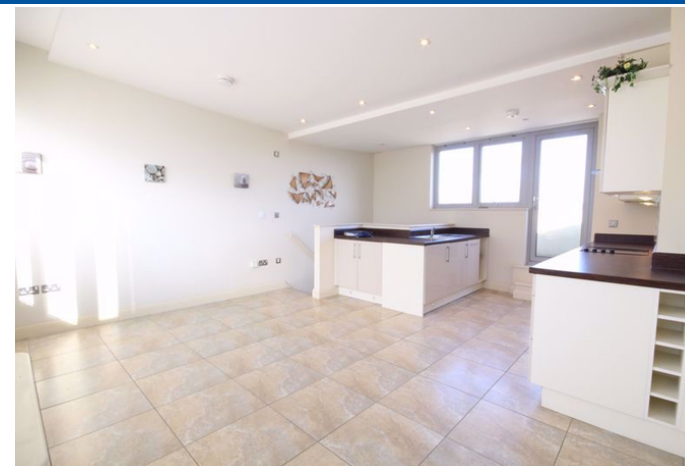
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

A stunning Duplex Apartment near City Centre with 2 bedrooms, covered parking space, electric heating, double glazing, balcony with lovely views.

## POINTS OF INTEREST

- *Stunning Duplex, Penthouse Apartment*
- *Near City Centre*
- *2 Bedrooms*
- *Covered parking area*
- *Electric heating, double glazing*
- *Balcony, lovely outlook*





## ROOM DESCRIPTIONS

### **Entrance Hall**

With electric heater, window to front, door entry phone, heating control, smoke alarm and under-stairs storage cupboard, Airing Cupboard with hot water cylinder, electric immersion heater, thermostat for under-floor heating.

### **Bedroom 1**

With electric heater, built-in wardrobe and window.

### **Bedroom 2**

Built-in wardrobe, wall mounted electric heater and window.

### **Bathroom**

With white suite comprising a bath with mixer tap, mains shower, glass screen, tiled surround, wash hand-basin, WC, tiled floor with underfloor heating, heated towel rail and extractor fan.

### **Staircase leads from the Entrance Hall to the**

### **Open Plan Kitchen/Living Room**

With high cantilever ceiling, tiled floor and double-doors to rear balcony and door and window to

### **Main Balcony**

With seating area, lovely easterly views and with rooftop view to Hereford Cathedral and St Peters Church.

### **Kitchen**

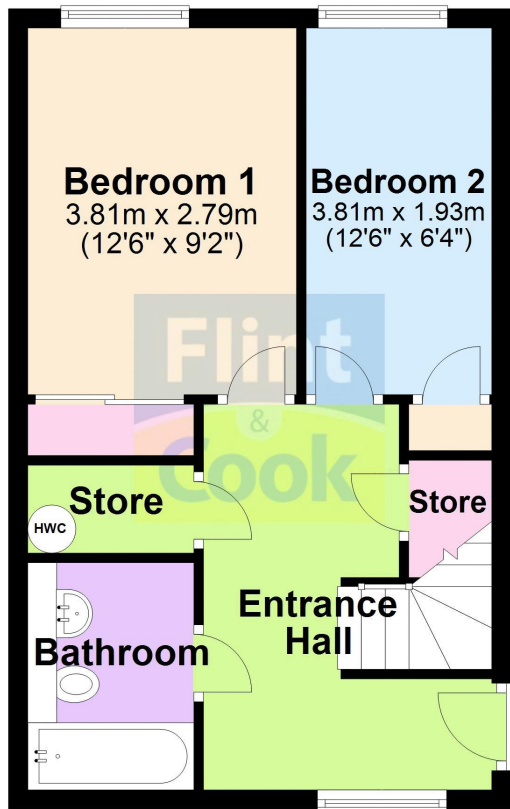
Fitted with a range of high gloss contemporary style base and wall mounted units with work surfaces and splash-backs, built-in electric double oven, 4 ring hob, extractor hood, 1 1/2 bowl sink unit, built-in refrigerator, built-in freezer, built-in washing machine, built-in dishwasher, down-lighters, smoke alarm, underfloor heating with WiFi control, kick-board lighting.

### **Outside**

There is a covered parking area with barrier access.

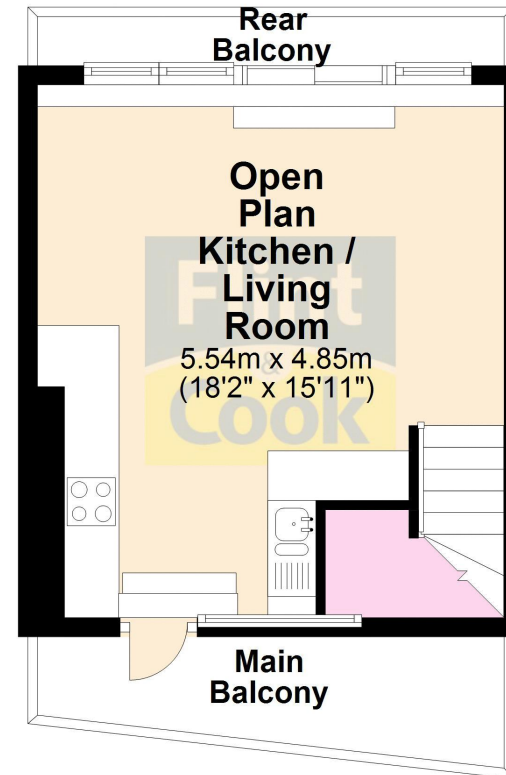
### Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



### First Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



**Total area: approx. 65.0 sq. metres (699.9 sq. feet)**

This plan is for illustrative purposes only  
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)