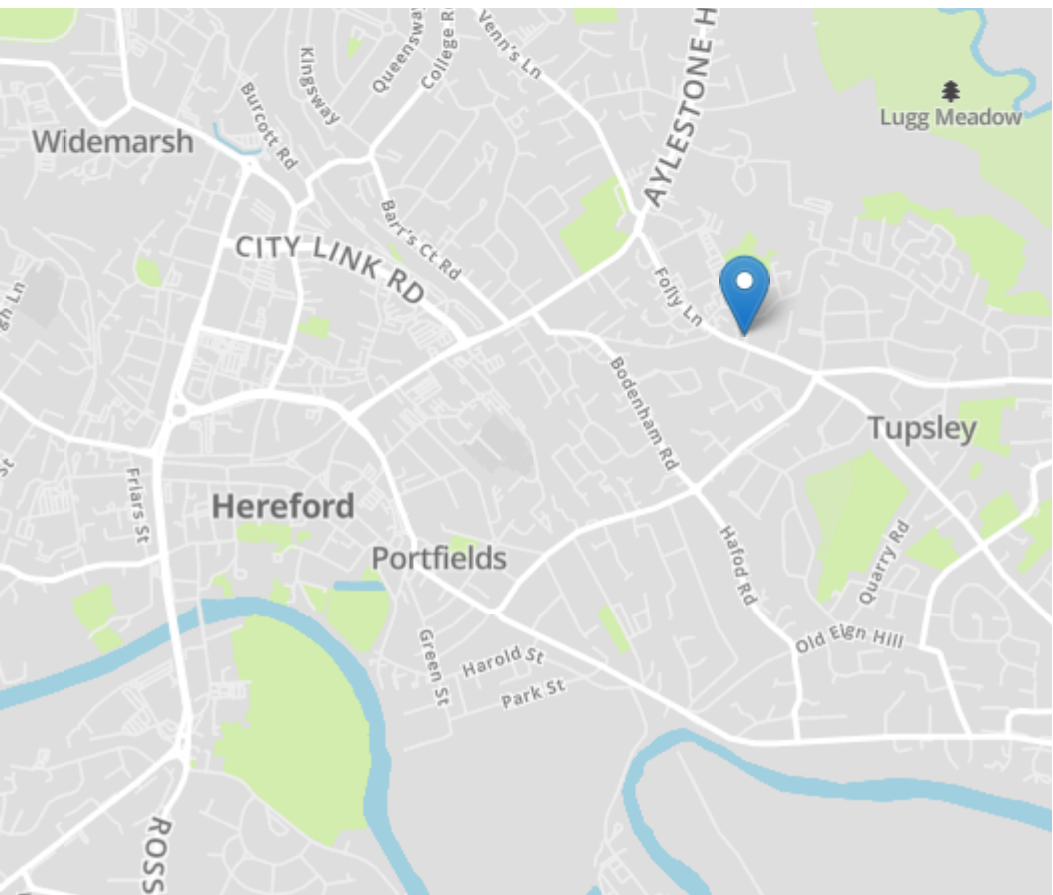




## DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue for approx. 0.4miles; turn left onto Commercial Road/A465, and continue for approx. 0.6miles; at the roundabout, take the second exit onto Folly Lane, after approx 0.3miles, the property will be on the left hand-side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///legal.fits.spark



## GENERAL INFORMATION

### Tenure

Leasehold. Lease for a term of 125 years, commencing 1st Jan 2014.

Approx. 114 years remaining.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'B'.

£504 service charge.

£200 ground rent.

### 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](http://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 purchasers should satisfy themselves that they are, in fact, in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	80
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		
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.

Flat 2, 38 Folly Lane  
Hereford HR1 1LX

£165,000

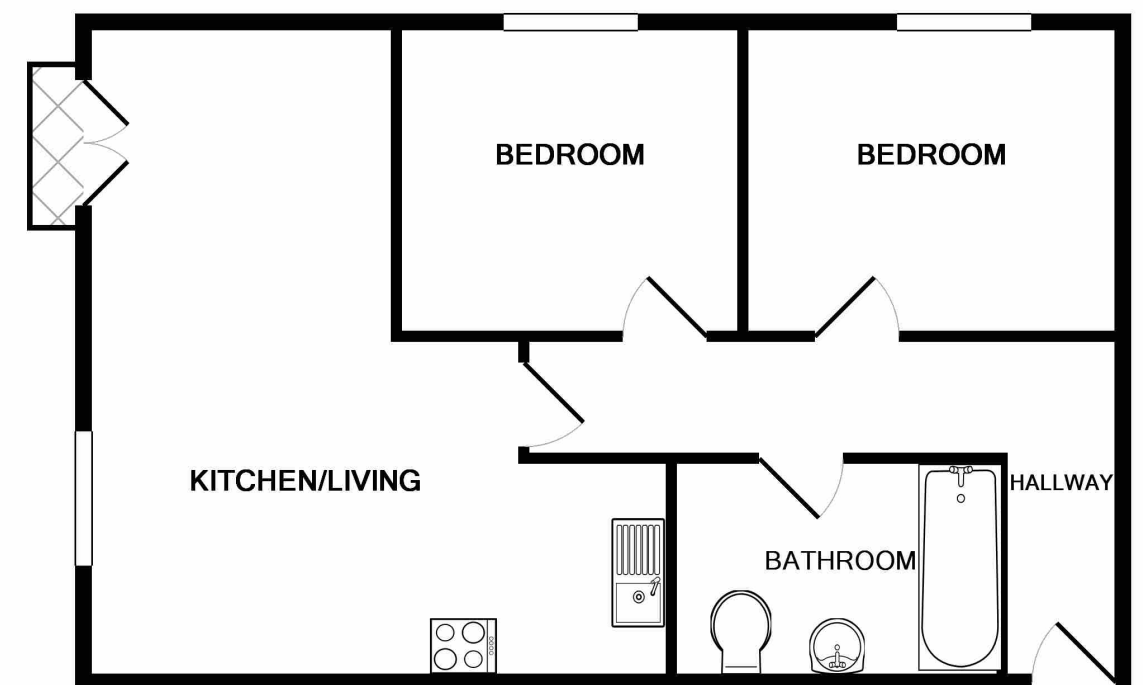


• Two bedroom apartment • Open plan reception space • Shower Room • Allocated parking space

Hereford 01432 343477

Ledbury 01531 631177





TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)  
Made with Metropix ©2018

## OVERVIEW

This first floor, two bedroom apartment benefits from a garage with an electric door and allocated parking space; an open plan reception area - kitchen, living, and dining space; two bedrooms, and a shower room. In the area there are a range of amenities including a variety shops, popular schools and further education facilities and a regular bus service to and from the City centre.

## ENTRANCE HALL

The L-shaped entrance hall comprises of: entry via the communal stairwell up to the first floor, giving access to the front door of the apartment; LVT flooring; electrical consumer unit; space for coat rack, shoe store, etc.; a central heating radiator,

and an intercom system - Aperta.

## OPEN PLAN RECEPTION SPACE

7.75m x 5.5m (25' 5" x 18' 1")  
The kitchen area comprises of: LVT flooring; roll top work surfaces over fitted base units, with soft close doors and drawers; fitted wall units with soft close doors; an electric hob with a cooker hood over; an electric, chest height double oven; stainless steel sink and drainer with one bowl and chrome mixer tap over; central heating Worcester BOSCH combi boiler; a ceiling light point, and an extended storage space/breakfast area.

The living area comprises of: telephone point; television point; LVT flooring; a double glazed

window to the side elevation; a central heating radiator, and a ceiling light point.

The dining space comprises of: power sockets; a ceiling light point; two wall light points; and, double glazed french doors, giving access to a Juliet balcony which overlooks the car park and adjacent streets.

## BEDROOM ONE

2.8m x 3.5m (9' 2" x 11' 6")  
Bedroom one comprises of: carpet flooring; a ceiling light point; power sockets; television point; a central heating radiator, and a double glazed window to the side elevation.

## BEDROOM TWO

2.8m x 3.2m (9' 2" x 10' 6")

Bedroom two comprises of: a double glazed window to the side elevation; carpet flooring; a ceiling light point; power points, and a central heating radiator

## BATHROOM

The shower room comprises of: laminate flooring; spotlights; an extractor fan; a recently installed shower cubicle with a mains shower unit; a wash hand basin with a chrome mixer tap over; a low level WC; part tiling, and a towel radiator.

## 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 Reception Area: 7.75m x 5.5m (25' 5" x 18' 1")
- ✓ Bedroom One: 2.8m x 3.5m (9' 2" x 11' 6")
- Bedroom Two: 2.8m x 3.2m (9' 2" x 10' 6")

## And there's more...

- ✓ Close to local amenities
- ✓ Allocated parking space
- ✓ Nearby school and further education facilities