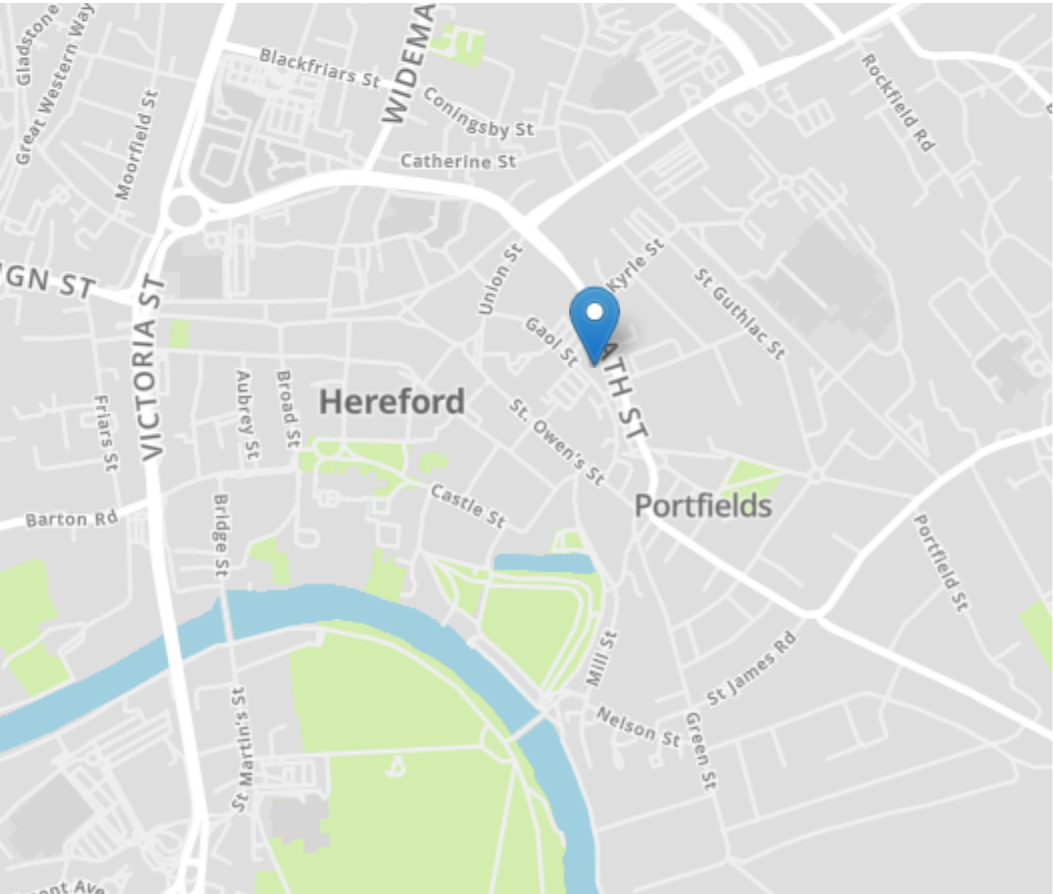




## DIRECTIONS

From Hereford City proceed east onto A438 Bath Street, turn right onto Gaol Street, and right again staying on Gaol Street, and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use "What3words" ///rigid.verbs.twigs



## GENERAL INFORMATION

### Tenure

Leasehold 999 years with 983 years remaining.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'B'

### 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.

### Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

The Embankment, Flat 23 Gaol Street  
Hereford HR1 2AF

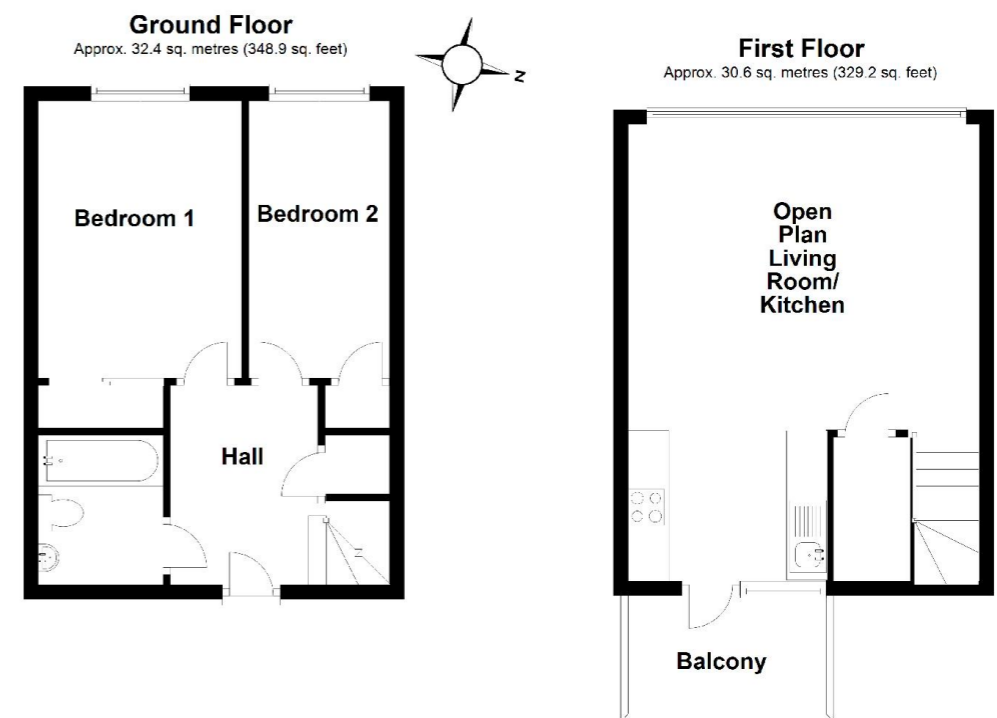
£170,000



- Ideal buy to let or first time purchase.
- Close to city centre
- Allocated parking
- Balconies
- Under floor heating in kitchen living area

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

## OVERVIEW

This top floor, two bedroom modern apartment is designed over two floors, having the benefit of underfloor heating in the kitchen and living areas, two balconies, one facing the front and the other the rear, an allocated parking space it also benefits from lift access from the ground floor.

Situated east of the city and within walking distance to the City centre, this beautifully presented apartment has many city amenities near-by to include the County Hospital and the train station. Viewing is highly recommended.

In more detail the property

comprises:

Front door leads to:

### Hall

Having carpet, telecom entry system and under stairs storage housing the consumer unit.

Door to:

### Bedroom 1

2.8m x 3.8m (9' 2" x 12' 6")  
Having built-in wardrobe space, carpet, electric storage heater and window to rear.

### Bedroom 2

3.8m x 1.9m (12' 6" x 6' 3")  
Having storage heater built-in storage heater and window to rear.

### Family Bathroom

Having white suite, comprising

low flush WC, wash hand basin, bath with shower over, tiled surround, electric ladder style radiator/towel rail, and ceramic flooring.

Stairs from ground floor lead to:

## FIRST FLOOR

### Open Plan Living Room/Kitchen

Tiled and underfloor heating throughout this open plan area.  
Living Area: 4.89m x 3.46m (16' 1" x 11' 4")

Having airing cupboard which houses the water tank and sliding doors opening onto a balcony which overlooks the front across to the city centre.  
Open Plan Kitchen: 2.7m x 2.5m

(8'10" x 8'2")

A modern style kitchen, comprising laminate working surface, laminate cupboards, lighting under the cupboards, double drainer stainless steel sink, slimline built-in dishwasher and washing machine, electric oven with electric hob over, integrated fridge, integrated freezer, off the kitchen area is a balcony which is suitable for seating and has stunning city views.

### 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...

- ✓ Bedroom 1. 3.8m x 2.8m (9'2" x 12'6")
- ✓ Bedroom 2. 3.8m x 1.9m (12'6" x 6'3")
- ✓ Living Area 4.89m x 3.46m (16'1" x 11'4")
- ✓ Kitchen 2.7m 2.5m (8'10" x 8'2")

### And there's more...

- ✓ Popular residential area
- ✓ Close to City amenities
- ✓ Close to County hospital and train station