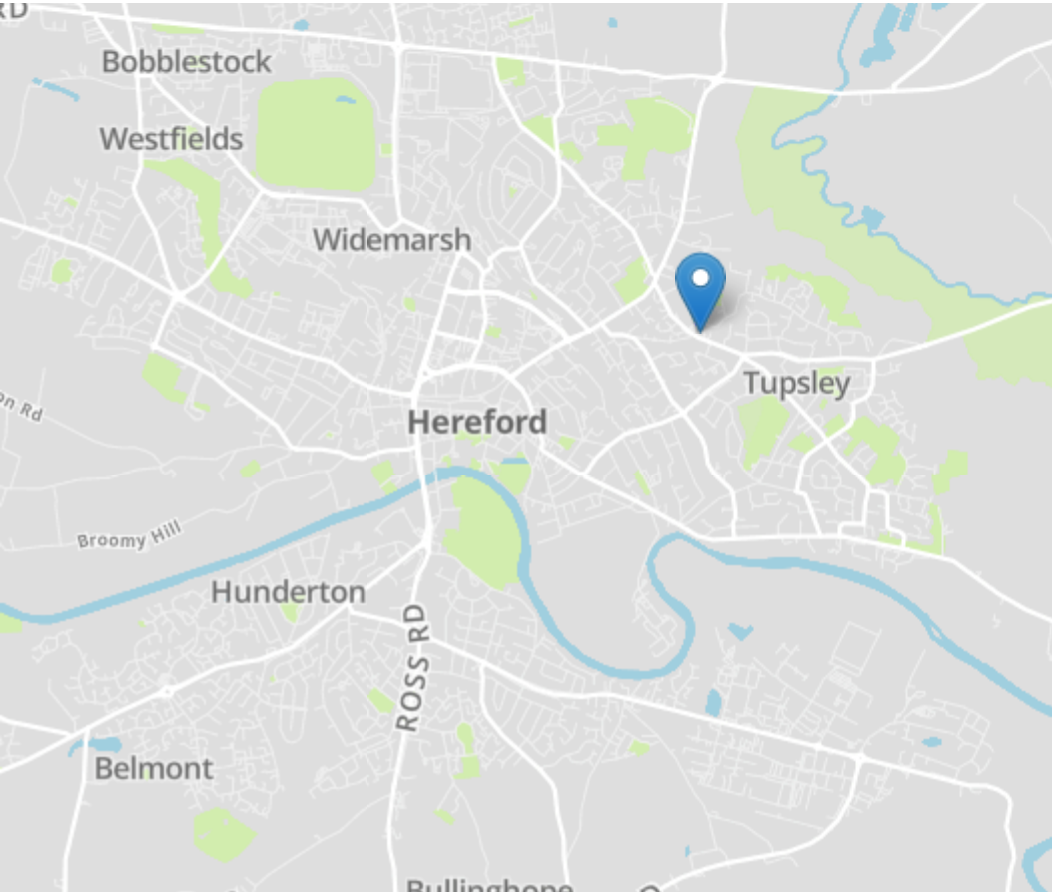




DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket St/A438, and continue for approx. 0.7miles; turn left onto St Owen's St/A438, which in turn continues onto Ledbury Road, take the second exit at the roundabout, then at the traffic lights turn left onto Folly Road and the property will be located on the right hand side, as indicated by the Stooke Hill and Walshe 'For Sale" board. For those who use "what3words":
 ///deaf.regard.enjoy



GENERAL INFORMATION

Tenure

Leasehold, 999-year lease commencing 01/09/05 – 979 years remaining.

Services

All mains services.

Outgoings

Council tax 'B'. Service charge is £1,056pa or £88.00pcm.

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 purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	78	78
A		
(81-91)		
B		
(69-80)		
C	78	78
(55-68)		
D		
(39-54)		
E		
(21-38)	78	78
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.

Cedar Court, Flat 2, 36 Folly Lane
 Hereford HR1 1LX

£185,000



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Ground floor apartment with own patio • Fully decorated and new kitchen and bathrooms • Allocated parking space • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Having been completely updated, to include new kitchens and bathrooms and total redecoration throughout this south, southeast facing, ground floor apartment comprising lounge, kitchen/breakfast room, 2 bedrooms, en-suite, shower room, own patio, off road parking, gas central heating, elevated views across the City, and allocated parking. This property is being sold with No Onward Chain.

Close to the property there is a host of amenities which makes it conveniently located in a well established and highly sought-after residential area approximately 2.2 miles East of the Cathedral City of Hereford. Local amenities include various shops, public house, bus service, doctor's surgery, primary and secondary schools and the property is well placed for access to Hereford's further education colleges (Sixth Form Art & Technical).

In more detail the property comprises:

Access from the communal entrance lobby gives direct entry to this property.

Front door to:

Large Reception Hall

with telephone entry system, wood effect flooring, and coving.
Door through to:

Living Room

4.0m x 4.10m (13' 1" x 13' 5")
With double panelled radiator, ample power points, and french doors opening to the patio area belonging to this apartment with elevated views in a south, southwesterly direction across Herefordshire.

Kitchen

4.10m x 2.16m (13' 5" x 7' 1")
Being beautifully fitted with a brand new kitchen, with a dark range of units comprising; single drainer sink with mixer tap and storage beneath, adjacent working surfaces with drawers and cupboards below and incorporating a corner carousel unit, 4 ring ceramic hob with oven beneath and Caple extractor canopy over, range of eye level wall cupboards, wall mounted Worcester central heating gas fired boiler serving domestic hot water and central heating, London brick tiled surround to all working surfaces, radiator and window to front.

Bedroom 1

3.46m x 3.37m (11' 4" x 11' 1")
With radiator, power points and window overlooking the rear.
Door to:

En-Suite

Having enclosed shower which is fully fitted with shower boarding, vanity wash hand basin, low flush WC, integrated mirror, and ladder style radiator/towel rail.

Bedroom 2

2.80m x 3.50m (9' 2" x 11' 6")
With radiator, power points, and window to the rear.

Shower Room

Beautifully completely re-fitted comprising large walk-in shower, with raindrop shower head, and glazed screen to the side, vanity wash hand basin, low flush WC, full shower boarding throughout with fitted mirror, ladder style radiator, and extractor fan.

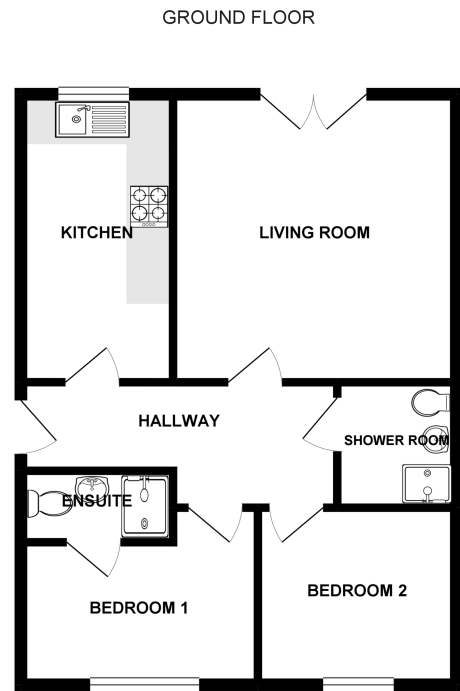
OUTSIDE

This apartment block is situated where there are some delightful views across Hereford City, and this particular ground floor apartment enjoys its own patio area directly

off the living room, providing an ideal spot to sit out and enjoy the views towards the communal garden which is predominantly laid to to lawn. There is a purpose built communal bin store for the residents of Cedar Court, plus the added benefit of allocated parking for each individual apartment, with parking for, this apartment, number two, being on the way in on the right hand side as indicated clearly.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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.
Made with Huisplan 8.0.0.0



At a glance...

- ✔ Living Room 4.0m x 4.10m (13' 1" x 13' 5")
- ✔ Kitchen 4.10m x 2.16m (13' 5" x 7' 1")
- ✔ Bedroom 1. 3.46m x 3.37m (11' 4" x 11' 1")
- ✔ Bedroom 2. 2.80m x 3.50m (9' 2" x 11' 6")

And there's more...

- ✔ Originally constructed by an Award Winning Local Developer
- ✔ Completely re decorated and having new kitchen and bathrooms
- ✔ Elevated position with fantastic views
- ✔ Popular residential area