

FOR  
SALE



Flat 7 The Embankment Gaol Street, Hereford HR1 2AF

£140,000 - Leasehold



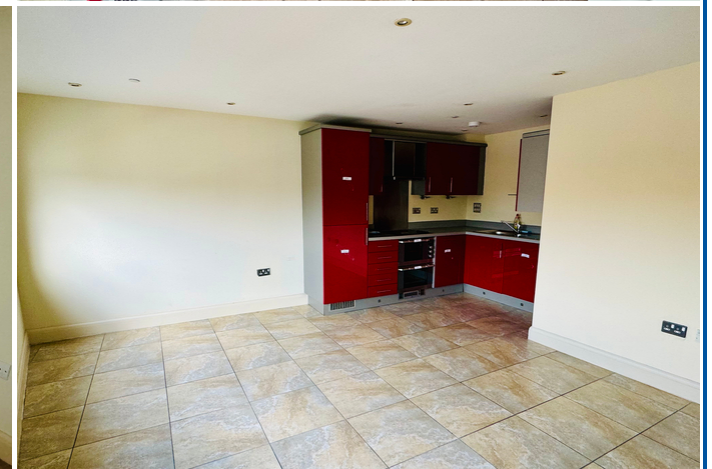
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

## PROPERTY SUMMARY

Situated in this City centre location, a well presented 2 bedroom second floor apartment offered For Sale with no onward chain and offering ideal first time buyer/investment accommodation. The property has the added benefit of 2 double bedrooms, open-plan living space, allocated parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Second floor apartment*
- *2 Bedrooms*
- *City centre location*
- *Lift access*
- *Ideal for first time buyer/investment*
- *Allocated parking*
- *No onward chain*



## ROOM DESCRIPTIONS

### **Communal Entrance Hall**

With stairs and passenger lift access leading to the

### **Second floor landing**

#### **Entrance door into Apartment 7 Entrance Hallway**

Fitted carpet, 2 double glazed windows to the side aspect, electric heater, recessed spotlighting, smoke alarm, telephone entry system, large storage cupboard housing the hot water cylinder, fuseboard and with fitted carpet, wooden shelving and coat-storage.

### **Open-plan Living Space**

Tiled floor, electric underfloor heating, 3 double glazed windows to the front aspect, recessed spotlighting, central heating thermostat, TV aerial points. Kitchen area with matching wall and base units with worksurfaces, integrated appliances including fridge/freezer, double oven, electric hob and extractor over, washing machine and dishwasher, 1½ bowl sink and drainer unit.

### **Bedroom 1**

Fitted carpet, electric heater, double glazed window to the front aspect and built-in triple wardrobe with hanging rail and fitted shelf.

### **Bedroom 2**

Fitted carpet, double glazed window, electric heater and double built-in wardrobe with sliding doors.

### **Shower Room**

Suite comprising corner shower unit with mains fitment shower over, pedestal wash hand-basin, low flush WC, heated towel rail, vinyl flooring, recessed spotlighting, extractor, underfloor heating, shaver point.

### **Outside**

The property has the added benefit of an allocated parking space designated to apartment 7.

### **Tenure & Possession**

Leasehold with a 999 Lease with 986 years remaining. Service charge payable - £1,200 per annum. Vacant possession upon completion.

### **Services**

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

### **Outgoings**

Council tax band B - payable 2024/25 £1794.59

Water and drainage - metered supply.

### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

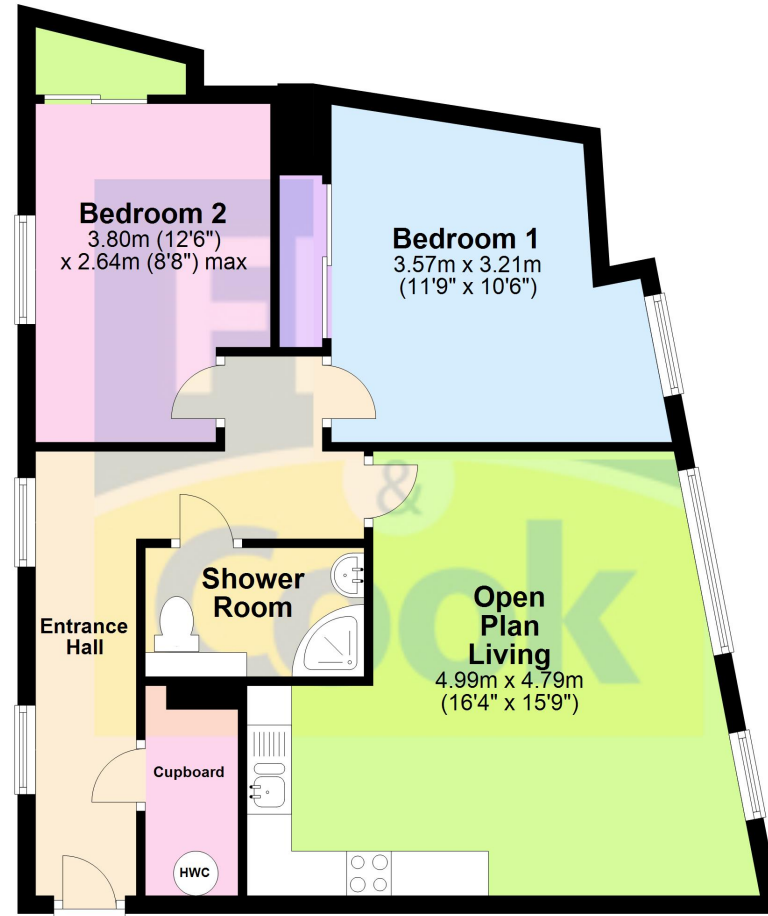
### **Directions**

Proceed east out of Hereford City along Blue School Street, continuing into Bath Street and The Embankment is on the right-hand side with access from Bath Street or Gaol Street.

What3words - pinks.light.nail

## Ground Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	85
(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			