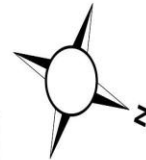
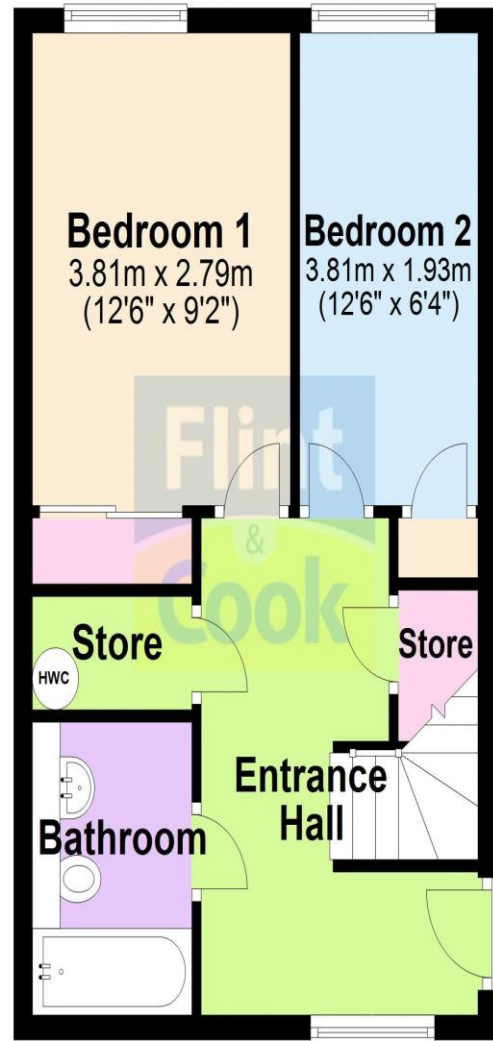


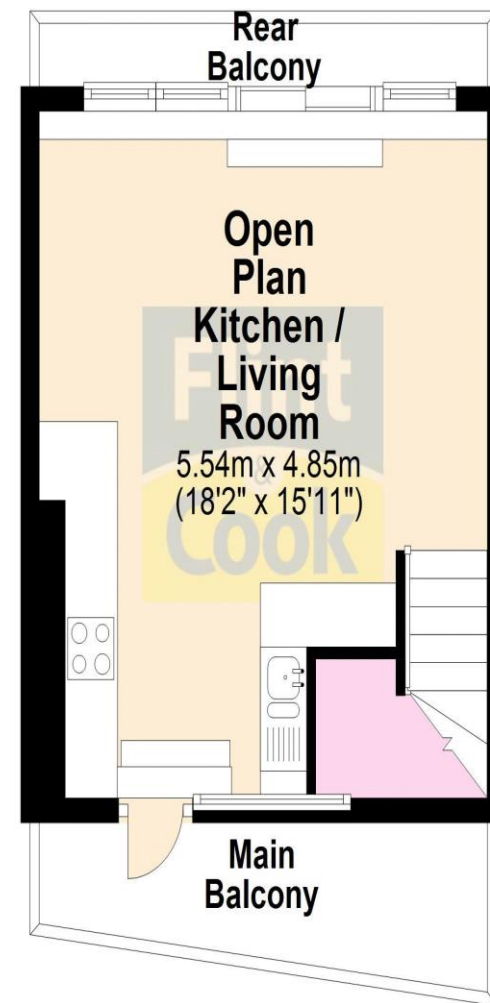
Ground Floor

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.



24 The Embankment Gaol Street Hereford HR1 2AF

£179,950

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

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VAT No. 489 0289 02

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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.

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24 The Embankment Gaol Street Hereford HR1 2AF

A superb 3rd Floor Penthouse Apartment in a convenient location just a short distance from the Cathedral City centre of Hereford and a range of amenities.

Constructed in 2007 as a land-mark development in two separate blocks forming 23 apartments and built in a contemporary style with **electric heating, double glazing, door entry phone system, immaculate glazed communal areas with a passenger lift and staircase this Duplex apartment, on two floors, has electric heating (part underfloor and WiFi controlled) and two small balconies with lovely rooftop views.**

There is a covered parking space, in addition, there are numerous nearby public car parks within which season tickets can be purchased.

Ground floor

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, 11/2 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.

General information

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95
Water and drainage - rates are payable.
Service Charge payable - to include cleaning, lighting of the communal areas, building insurance and maintenance of the lift etc. Currently £1500 per annum.

Tenure & possession

Leasehold - 999 years from 1st January 2007 - vacant possession on completion.

Viewing

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

Money laundering regulations

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



Residential lettings & property management

We operate a first-class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

FC008691 November 2023 (1)

