

FOR
SALE



Flat 7 The Embankment Gaol Street, Hereford HR1 2AF

£130,000 - Leasehold



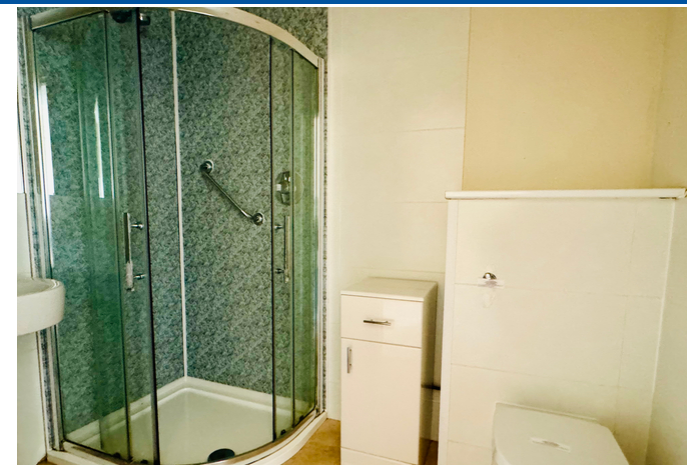
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

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 - * Cash buyers only *

POINTS OF INTEREST

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



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.

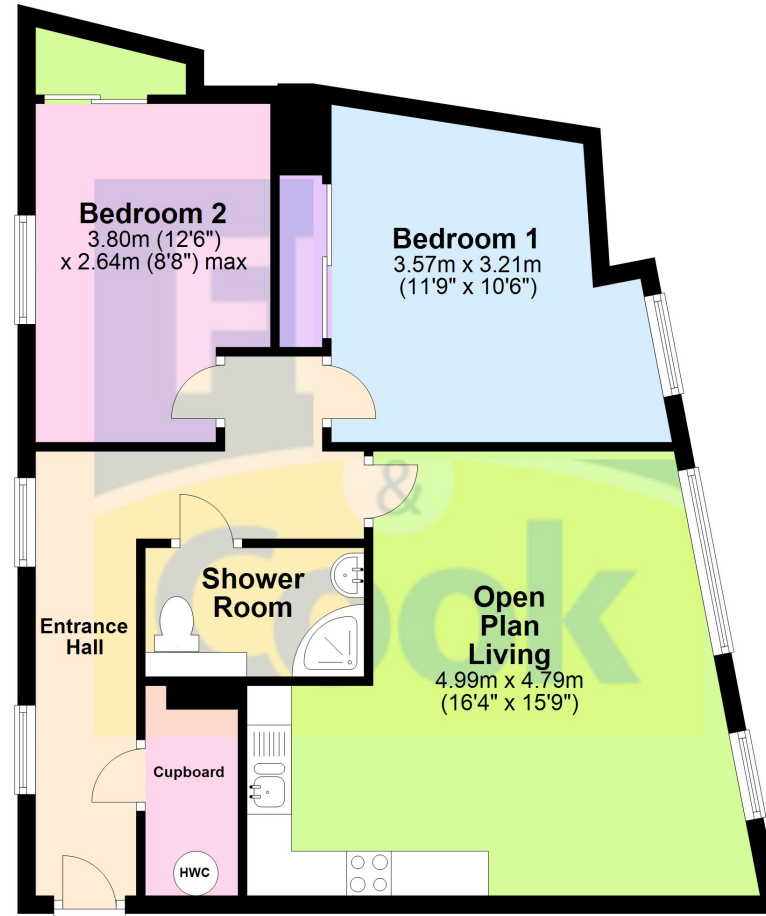
Directions

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.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. 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. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			