





THE EMBANKMENT GAOL STREET
HEREFORD HR1 2AF

Asking Price £170,000
LEASEHOLD

Situated within walking distance to the City Centre, an immaculately presented two double bedroom 2nd floor apartment offering an ideal purchase for a first time buyer, investor or for those looking to downsize. The property benefits from a long lease, two double bedrooms, a modern kitchen & bathroom as well as an allocated parking space.

A viewing is highly recommended.

Flint & Cook

THE EMBANKMENT GAOL STREET

• Convenient central location • Two double bedrooms, open plan living • Allocated parking • Well presented throughout • 2nd floor flat with lift access • Must be viewed!





Ground Floor

With access door leading to the communal entrance hall with stairs and lift leading to the

Second Floor Landing

With entrance door to Flat 19 leading into the

Entrance Hall

With fitted carpet, two double glazed windows, recessed spotlights, smoke alarm, wall mounted electric heater, large storage cupboard housing the hot water cylinder and fuse box, doors then lead to

Open Plan Living

A light and airy space with under floor heating, a newly fitted modern kitchen comprising matching wall and base units with ample work surface space over and tiled splash backs, sink and drainer unit, integrated appliances to include a four ring electric hob with oven below and extractor hood over, fridge/freezer, slimline dishwasher and washing machine. There is ample space for both living and dining with tiled floor, recess spotlights and two double glazed windows.

Bedroom One

A spacious main bedroom with fitted carpet, double glazed window, wall mounted electric heater, recess spotlights and large built in wardrobe with sliding doors.

Bedroom Two

A second double bedroom with fitted carpet, recessed spotlights, wall mounted electric heater, double glazed window and double fitted wardrobe with sliding doors.

Bathroom

A modern white three piece suite comprising a panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin with mirror over, low flush w/c, chrome heated towel rail and mirrored medicine cabinet.

Outside

The property benefits from an allocated parking space.

Directions

Proceed east out of Hereford City centre 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.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new

landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.

999 year lease commenced from 2007.

Service charge and ground rent - £1600 per annum.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Second Floor

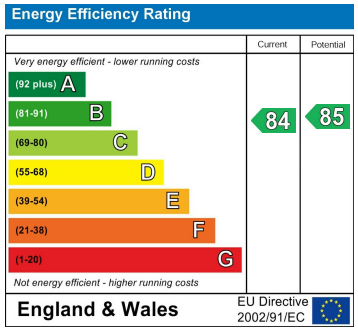
Approx. 63.6 sq. metres (684.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 sq. feet)

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





EPC Rating: B Hereford Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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