

15 Fryers Gate Greyfriars Avenue, Hereford, HR4 0FD
Guide price £545,000



Character & Country
PROPERTY SPECIALISTS



15 Fryers Gate Greyfriars Avenue, Hereford, HR4 0FD

Guide price £545,000

Council Tax Band: E

JUST A FEW MINUTES WALK FROM THE CITY CENTRE AMENITIES BUT WITH COUNTRYSIDE WALKS ON THE DOORSTEP, AND LOVELY FAR REACHING VIEWS OVER THE RIVER WYE AND BEYOND, A BEAUTIFULLY PRESENTED AND SUPERBLY APPOINTED THREE BEDROOM PENTHOUSE APARTMENT WITH LARGE SOUTH FACING ROOF TERRACE, FROM WHICH SUMMER SUNSETS CAN BE ENJOYED.

SITUATION AND DESCRIPTION

The prominent 'Fryers Gate' building sits on the site of 'Greyfriars' which lies just outside the original city walls. The land was occupied by a Franciscan Friary, founded by Sir William Pembrugge, from about 1228 to 1538. After the Dissolution it appears that the Friary church was demolished and by 1610 the map showed the area as 'Whit Friars'. A 1645 map showed 'Friars Gate' and by 1757 Taylor's map shows the area as the 'Scite of Black Fryers'. A number of important persons were buried at the Friary Church, including Owen Tudor, beheaded in Hereford after the battle of Mortimer's Cross in 1461, and Sir Richard Pembridge, who died in 1375!

In recent years the site was occupied by the renowned Greyfriars Restaurant, later renamed the Champions Restaurant, until its closure in the mid 90's and subsequent demolition in 2013.

Local builders Riverside Construction created a superb gated development with CCTV entry system (key pad and fob entry system at the main gate allowing vehicular and pedestrian access), in a prime city location within a conservation area and enjoying lovely views over the River Wye and beyond. The building raised up on stilts, otherwise known as platform construction, has five floors and contains 18 apartments, 16 of which are 2 bedrooms; there is one 1 bedroom apartment and this, the only 3 bedroom apartment and largest in the building, occupies the rear section of the forth floor and has a full width south facing balcony sun terrace with bi fold doors from the sitting room and master suite.

There is a door and security gate at second floor level leading onto the river bridge for emergency use by residents only during times of flooding. An early warning system is also in place to alert residents if the gardens and car park are likely to be at risk of flooding.

The property itself has under floor electric heating with individual room thermostats and was constructed in 2016. It also has a significantly upgraded, developer fitted, specification throughout.

The spacious entrance hall gives access to the thoughtfully laid out accommodation with a superbly fitted kitchen with obscured glass doors dividing the kitchen from the large sitting room and dining area, with bi fold doors opening to the large roof terrace – the whole area can be opened up to create a perfect space for entertaining.

The three double bedrooms all have quality Hammond fitted wardrobes, the master with a spacious ensuite and a further family/guest bathroom. In more details the property comprises

MAIN ENTRANCE HALL

With lift and stairs. CCTV entrance and key pad. Doors off to pathway to car parking area and the undercroft of the building providing for bicycle storage. Access to meter room.

FOURTH FLOOR LANDING

Lift and stairs, views over car parking and beyond, doors to inner hall giving access to 3 apartments, spacious and light with river and garden views.

ENTRANCE HALL

Spacious entrance hall with extensive built in storage cupboards, quality Porcelanosa tiled floor, access to

MASTER BEDROOM SUITE

A lovely spacious light room with fitted bedroom furniture. Bifold doors to roof terrace. Access to Large En-Suite.

BEDROOM TWO

With fitted cupboards/wardrobes.

BEDROOM THREE

Currently in use as an occasional bedroom/study with fitted cupboards/wardrobes.

FAMILY BATHROOM

Again beautifully fitted comprising bath, shower, WC and wash hand basin, fully tiled.

SPACIOUS OPEN PLAN SITTING ROOM AND DINING AREA

A lovely light room with dual aspect windows and bifold doors leading onto the extensive roof terrace. A perfect entertaining space with city, river and mountain and hill views beyond! Porcelanosa tiled floor. West facing window and twin glazed doors leading to

SUPERBLY FITTED KITCHEN

Benefitting from built in appliances comprising Neff Combi Oven with Neff Warming Drawer, Neff Pyrolytic Hide and Slide Oven, Neff Steam Oven with Neff Warming Drawer, Neff Fridge/Freezer, Neff Induction Hob, Elica Extractor Fan, Neff Dish Washer and separate washing machine and tumble drier. High quality Dekton scratch resistant work surfaces which also stand up to water and UV rays. Porcelanosa tiled floor.

OUTSIDE

Fully enclosed secure gated environment, with remote and key pad operated entrance gates, personal and vehicular, CCTV linked, secondary access to bridge level (only in case of emergency), allocated and visitor parking.





ADDITIONAL INFORMATION

Mains water, drainage and electricity.

Tenure Leasehold however sold with a share of the freehold interest.

As an owner of the freehold there is no ground rent payable.

Current maintenance charge £2,784 per annum (£232 PCM) covering lift maintenance, all communal areas, gardens and grounds, living green wall, gates, communal lighting, window cleaning, insurance.

Council Tax band E.

Income from solar panels just over £90 this current year.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



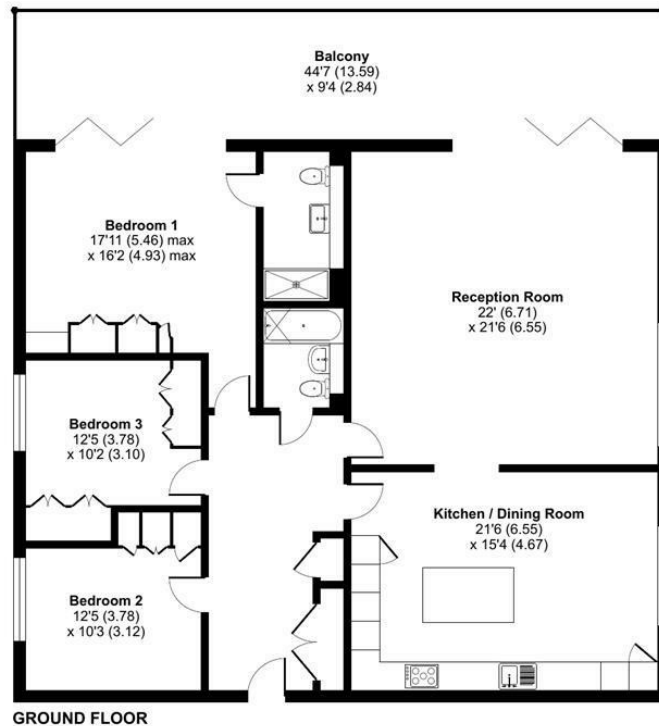




Fryers Gate, Greyfriars Avenue, Hereford, HR4

Approximate Area = 1677 sq ft / 155.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Character & Country. REF: 1174722

5 Bridge Street
Hereford
Herefordshire
HR4 9DF
01432 278278

hereford@characterandcountry.co.uk
www.characterandcountry.co.uk



Character & Country

PROPERTY SPECIALISTS

- **SECURE GATED COMMUNITY WITHIN A RIVERSIDE CONSERVATION AREA WITH COMMUNAL GARDENS AND VISITING WILDLIFE**
- **LOVELY VIEWS OVER THE RIVER TOWARDS THE CATHEDRAL, DINEDOR WOODS AND THE DISTANT BLACK MOUNTAINS**
- **ALLOCATED AND VISITOR PARKING. FREEHOLD SHARE INCLUDED WITH SHARE OF INCOME FROM ROOFTOP SOLAR PANELS.**
- **LIFT ACCESS, CCTV INTERCOM ENTRY SYSTEM, UNDER FLOOR HEATING. NO ONWARD CHAIN**
- **MASTER BEDROOM SUITE WITH FITTED BEDROOM FURNITURE AND ENSUITE, BI FOLD DOORS GIVING DIRECT ACCESS ONTO THE SUN TERRACE**
- **TWO FURTHER GOOD SIZED DOUBLE BEDROOMS, ONE CURRENTLY IN USE AS A STUDY/OCCASIONAL BEDROOM**
- **SPACIOUS AND WELL FITTED KITCHEN BREAKFAST ROOM WITH DOUBLE DOORS TO SITTING ROOM CREATING A LOVELY ENTERTAINING SPACE.**
- **UPGRADED SPECIFICATION THROUGHOUT, SPACIOUS ENTRANCE HALL WITH GOOD STORAGE**
- **LARGE SITTING/DINING ROOM WITH BI FOLD DOORS TO THE SUN TERRACE**
- **EASY WALKING DISTANCE OF THE CITY CENTRE RESTAURANTS AND CAFES, SHOPS, LEISURE, SHOPPING AND MEDICAL FACILITIES**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		