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## Flat 6, Cedar Court, Folly Lane, Hereford, HR1 1LX

*'Set to the north of Hereford City off Folly Lane a well presented, two bedroom, ground floor apartment with en-suite to the master bedroom, allocated parking and far reaching views'*

**£185,000 (Leasehold)**



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## LOCATION

Cedar Court is located on Folly Lane, just off Aylestone Hill. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a well presented ground floor apartment with allocated parking and far reaching views. the accommodation comprises entrance hall, kitchen, sitting room, two bedrooms, en-suite to the master bedroom and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Communal Entrance Hall

With door leading to THE SELF CONTAINED ACCOMMODATION:

#### Entrance Hall

With coved ceiling, intercom system for door entry, panelled radiator, thermostat for central heating and door to the kitchen.

#### Kitchen

4.09m (13'5) (maximum) x 2.16m (7'1)

With front aspect double glazed window, stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated fridge and freezer, integrated washing machine, integrated electric oven with gas hob with cooker hood over, panelled radiator and vinyl flooring.



#### Sitting Room

4.09m (13'5) x 4.04m (13'3)

With television point, panelled radiator, coved ceiling and French doors leading to the gravel seating area.



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## Bedroom 1

3.4m (11'2) x 2.92m (9'7) (plus door recess)

With rear aspect double glazed window, panelled radiator, coved ceiling and door to en-suite shower room.

## En-Suite Shower Room

With shower cubicle and thermostatically controlled shower, low flush wc, vanity wash hand basin, panelled radiator, inset spot lights, extractor fan, fully tiled wall surround and vinyl flooring.



## Bedroom 2

2.82m (9'3) x 2.44m (8') (plus door recess)

With rear aspect double glazed window, coved ceiling and panelled radiator.

## Bathroom

2.39m (7'10) (maximum) x 1.73m (5'8)

With suite comprising panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin, low flush wc, heated towel rail, shaver point, fully tiled wall surround, extractor fan and vinyl flooring.



## OUTSIDE:

The property has the benefit of an allocated parking space,

In addition to the outside gravel seating area there are communal gardens and bin store facilities. From the gravel seating area you can enjoy far reaching views.

## COUNCIL TAX BAND B

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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## TENURE

The property is held on a 999 year lease which commenced on the 1st September 2005.

## GROUND RENT & SERVICE CHARGE

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill to the roundabout and take the second exit onto Folly Lane. Continue over the traffic lights and turn left into Cedar Court.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**9th August 2024**

ID38939



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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

