



Apartment 13 Fryers Gate , Greyfriars Avenue, Hereford, HR4 0FD



**Sunderlands**  
Residential Rural Commercial



**Apartment 13  
Friars Gate  
Greyfriars Avenue  
Hereford  
HR4 0FD**

**Summary of Features**

- Sought after location
- 4th floor apartment
- Two double bedrooms
- Riverside views
- Stunning contemporary open plan living
- No onward chain

**Offers In The Region Of  
£270,000**

This beautifully presented contemporary apartment combines modern living with stunning riverside surroundings, offering an enviable elevated position with picturesque views and a peaceful atmosphere. Designed with both comfort and style in mind, the property features a spacious reception room that flows effortlessly into a sleek open-plan kitchen, creating the perfect space for relaxing or entertaining guests. There are two generously sized bedrooms and two modern bathrooms, providing both practicality and convenience for residents and visitors alike. Further benefits include allocated parking for one vehicle, a valuable addition in this highly desirable location. Offered to the market with no onward chain, this apartment presents an excellent opportunity for buyers looking for a smooth and straightforward move. Ideal for first-time buyers, professional couples, or those seeking a low-maintenance investment, this impressive home perfectly blends contemporary design with a prime Hereford setting. Our vendor is open to sensible offers and welcomes interested buyers to get in touch to discuss this exceptional opportunity further.

**Location**

Located in the city centre and within walking distance of an excellent range of local amenities including the high town shopping centre, Tesco's & Asda superstore, a range of restaurants, public houses and railway station. Hereford city has recently had the fantastic 'Old Market' Development with Waitrose supermarket, a range of restaurants and department stores and a six screen Odeon cinema.

**Accommodation**

The well presented accommodation comprises: Entrance hall, open plan living room, two double bedrooms, en-suite shower room and bathroom.

**Entrance hall**

Spacious hallway featuring a storage cupboard, oak-finished flooring with underfloor heating, and providing access to all rooms within the property.

**Open plan living room**

Spacious living, dining and kitchen area – complete oak flooring installation with underfloor heating – Kitchen equipped with high-gloss countertops – Integrated appliances, including a double oven, fridge/freezer, dishwasher, sink and half with drainer, and an electric hob with an extractor fan above – glazed bi-fold doors leading to a balcony terrace with views of the River Wye.

**Bedroom one & en-suite**

Large carpeted double bedroom with integrated wardrobe behind solid wood doors. Features an oversized window and a contemporary en-suite shower room, complete with a glazed corner shower cubicle, low flush WC, basin with chrome mixer tap, LED mirror, and a wall-mounted towel radiator.

**Bedroom two**

Spacious double room - Fully carpeted - Built-in wardrobes - Large window.

**Bathroom**

Contemporary white suite featuring a bath with a chrome mixer tap, hand wash basin, low flush WC, wall-mounted towel radiator, and an LED mirror.

**Outside**

Spacious, landscaped communal lawns encircle the apartments, gently sloping down to the riverbank. Beneath the building, a rain-protected seating area offers access to both the lift and stairs. The property includes secure, gated entry from Greyfriars Avenue (with a video system, CCTV, and intercom) leading to off-road parking. Just a 2-minute walk away, you'll find all the amenities of Hereford City Centre.



## Services

We understand all mains services are connected to the property.

Herefordshire Council Tax Band 'D'

Electric Underfloor Heating

Fully Double Glazed

Tenure leasehold: 125-Year Lease Starting from 31st July 2016

Service Charge: £261 per month | Ground Rent: £250 per year

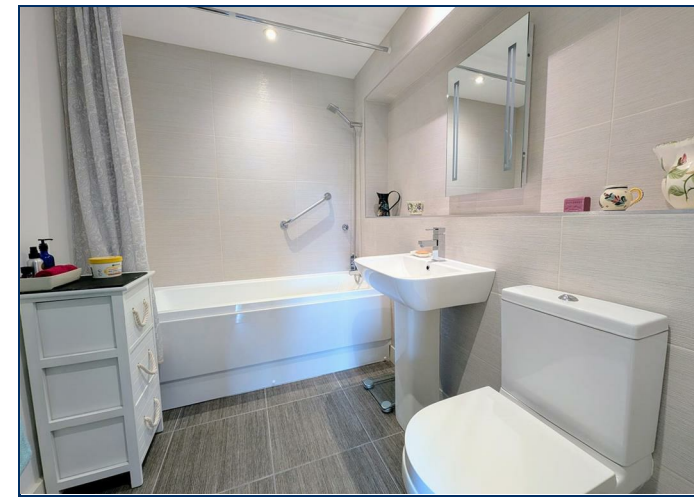
Superfast Fibre Internet Available

## Directions:

From Hereford City Centre, head south on Victoria Street (A49) and turn right into Barton Road just before Greyfriars Bridge. Take the first left into Greyfriars Avenue, where secure gated entry to the property can be found at the bottom of the road on the left-hand side.

## Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Total area: approx. 97.8 sq. metres (1053.0 sq. feet)

**Sunderlands**

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk


**Hay-on-Wye Branch**

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

rightmove   
find your happy

Zoopla.co.uk  
Smarter property search



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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.