



Apartment 1 Fryers Gate Greyfriars Avenue, Hereford, HR4 0FD



Sunderlands
Residential Rural Commercial



**Apartment 1 Fryers Gate Greyfriars
Avenue
Hereford
HR4 0FD**

Summary of Features

- City centre location
- Two double bedrooms
- First floor apartment
- Riverside views
- Modern and stylish decor throughout
- Riverside and garden view
- Share of Freehold
- No onward chain

Price Guide £270,000

Enjoying an elevated riverside position with attractive views, this stylish modern apartment offers contemporary living in a peaceful setting. The property features a spacious reception room with an open-plan kitchen, two generously sized bedrooms, and two modern bathrooms. Further benefits include allocated parking for one vehicle and no onward chain, making it an ideal choice for first-time buyers, investors, or professional couples seeking a low-maintenance home in Hereford.

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

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, dining and kitchen area

Impressive open-plan living, dining, and kitchen space featuring oak flooring throughout with underfloor heating. The contemporary kitchen is fitted with sleek high-gloss work surfaces and a range of integrated appliances, including a double oven, fridge/freezer, dishwasher, one-and-a-half bowl sink with drainer, and electric hob with extractor hood above. Glazed bi-fold doors open onto a private balcony terrace enjoying attractive views across the gardens to the River Wye.

Bedroom one & en-suite

Spacious double bedroom with fitted carpet and

built-in wardrobe concealed behind solid wood doors. A large window provides plenty of natural light, while the modern en-suite shower room includes a glazed corner shower enclosure, low-level WC, wash basin with chrome mixer tap, illuminated LED mirror, and heated towel radiator.

Bedroom two

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

Bathroom

Modern white suite comprising a bath with chrome mixer tap, wash hand basin, low-level WC, heated towel radiator, and illuminated LED mirror.

Outside

Beautifully maintained communal gardens surround the apartments and extend gently towards the river's edge, creating an attractive and peaceful setting. A sheltered seating area beneath the building provides convenient access to both the lift and staircase. Residents also benefit from secure gated access via Greyfriars Avenue, complete with video entry, CCTV, intercom system, and off-road parking. The wide range of shops, restaurants, and amenities within Hereford city centre are just a short two-minute walk away.

Services

We understand all mains services are connected to the property.
Electric Underfloor Heating.
Fully Double Glazed.
Service Charge: £261 per month.
Superfast Fibre Internet Available.

Tenure

Leasehold - share of freehold. 125-Year Lease Starting from 31st July 2016.

Council tax band

Herefordshire council tax band - D







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.

Sunderlands

Hereford Branch

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.