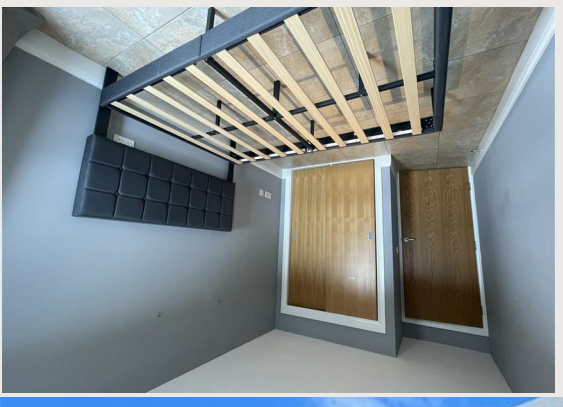


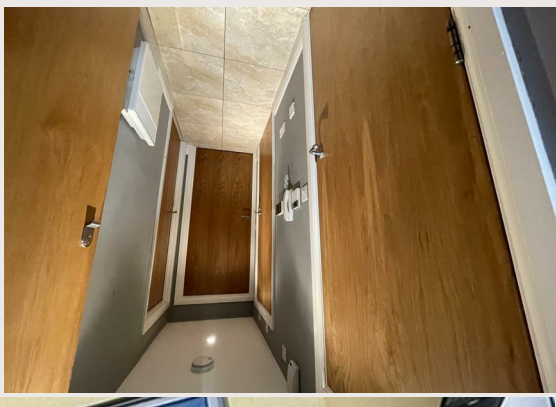














Flat 2, The Embankment, Gaol Street, Hereford, HR1 2AF
Price £120,000

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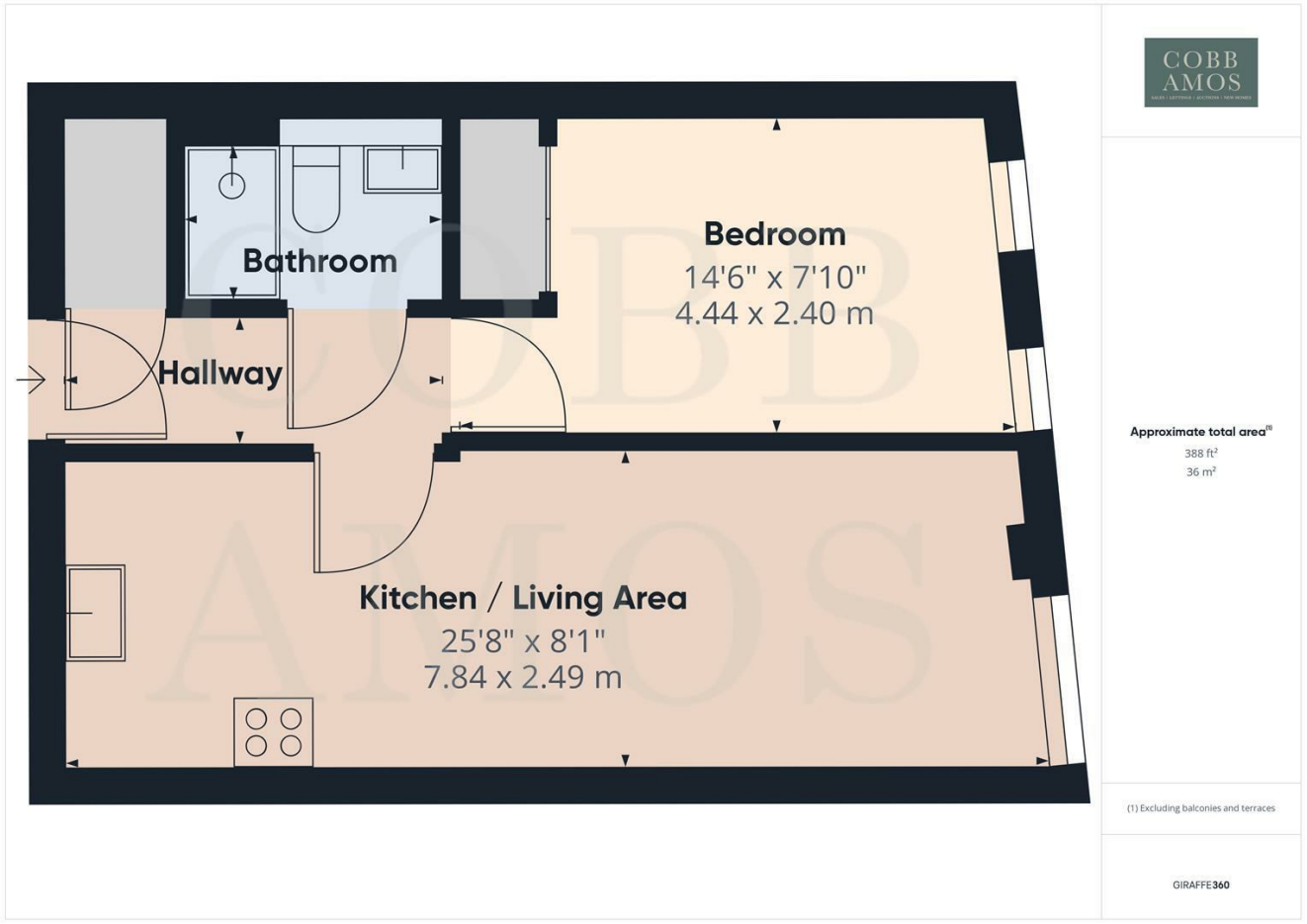
Flat 2, The Embankment Gaol Street Hereford

Please note that the dimensions stated are taken from internal wall to internal wall.

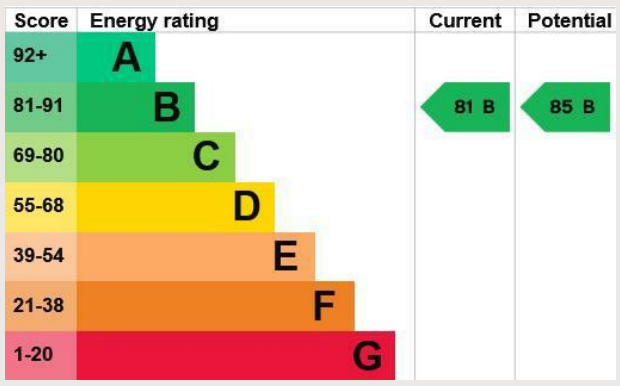
City centre living - we are pleased to offer this one bedroom ground floor apartment in the heart of Hereford City. The well presented accommodation has many benefits to include - double glazing, electric heating, tiled floors throughout, built in storage, tiled shower room, fitted kitchen with integrated appliances and an intercom entry system.
Ideally situated for Hereford County hospital, train and bus routes and the wealth of amenities that Hereford city offers.

CALL TO BOOK YOUR VIEWING ON 01432-266007

- Ground floor apartment
- One double bedroom
- Open plan kitchen/living room
- Shower room & WC
- Integrated appliances
- Central Hereford location
- City centre living
- Double glazed
- Electric heating
- No Onwards chain



Material Information
Price £120,000
Tenure: Leasehold
Local Authority: Herefordshire Council
Council Tax: A
EPC: B (81)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living Rm/Kitchen - 25'8 x 8'1
Bedroom - 14'6 x 7'10

Total Area - 388ft2 or 36m2

Property Description
The flat is entered from the communal hall via the main entrance door into the entrance hall with a tiled floor, intercom entry system, heating controls, electric heater and doors leading off, including a large storage and airing cupboard with slatted shelving and hot water tank. From the hall a door opens to the shower room with a large tiled shower cubicle, half tiled walls, tiled floor, hidden cistern WC pedestal wash hand basin and an extractor fan. A further door opens to the bedroom with a tiled floor, double glazed windows to the front aspect, electric wall mounted heater a fitted wardrobe with sliding doors containing hanging space and shelving.
The main living area includes a tiled floor throughout, double glazed windows to the front aspect and open plan design with the kitchen which comprises of a matching range of high gloss wall and base units with drawers under a worktop with matching up stands, fitted Electrolux electric hob and double oven, integrated washing machine, fridge and Electrolux dishwasher.

Communal Areas
Entered via a communal doorway into a large light and spacious communal hallway with stairs leading to the upper floors, electric heaters, residents post boxes and a door that leads through to access number 2 with a lift and water meter cupboard opposite in the hallway.
There is no parking provided with the property but we understand that permits can be bought for the numerous Hereford council car parks in the surrounding area.

Services
Mains electric, water and drainage are connected to the property.

Tenure - Leasehold 999 year lease with annual service charge of £1,178

Location
Located in a vibrant city centre area, you will find a variety of local amenities, including independent and chain shops, supermarkets,restaurants and bars, making it a prime location for both work and leisure. It also offers excellent transport links via bus or trains with many more amenities close by including Hereford County Hospital and Hereford colleges,

Broadband
Broadband Download Upload Availability
Standard 15 Mbps 1 Mbps Good
Superfast 255 Mbps 38 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Full Fibre, Openreach

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From Hereford city centre head along Bath St (Inner City ring road) passing the Police station and take the next turning right into Gaol St. At the T junction trn right again and the property is on your right hand side. What3words///drag.wallet.ramp



