



Apartment 13 Friars 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
£280,000**

Our vendor is open to offers and invites interested buyers to get in touch, this stunning contemporary apartment offers a perfect blend of modern living and scenic beauty. With an elevated position by the riverside, residents can enjoy picturesque views and a tranquil atmosphere. This stylish flat features a spacious reception room that seamlessly flows into an open-plan kitchen, creating an inviting space ideal for both relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, providing ample space for comfortable living. Additionally, there are two modern bathrooms, ensuring convenience for both residents and guests. An additional feature of this property is the availability of parking for one vehicle, a valuable asset in this sought-after area. The apartment is offered with no onward chain, making it an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, a professional couple, or seeking a low-maintenance investment, this modern apartment is sure to impress. With its prime location and contemporary design, it presents a unique opportunity to enjoy a vibrant lifestyle in the heart of Hereford. Do not miss the chance to make this exceptional property your new home.

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

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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.