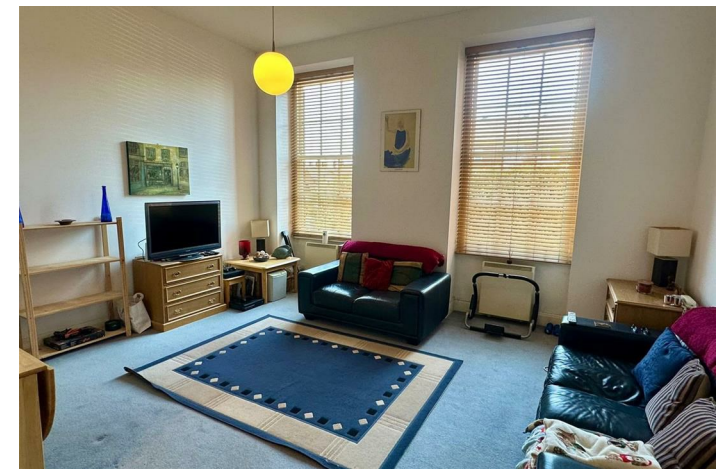




## 11 WYE WAY

HEREFORD HR1 2NP

£159,950  
LEASEHOLD

Forming part of this popular residential development on the side of the River Wye, within walking distance of the historic city and Cathedral, a spacious 1 bedroom, first floor apartment offering ideal first-time buyer/retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of a fitted kitchen with range of appliances, allocated parking, electric heating, a wealth of character and we recommend an internal inspection .





# 11 WYE WAY

- Within easy reach of the city centre
- Spacious 1 bedroom, 1st floor apartment
- Large open plan living room & fitted kitchen
- Allocated parking space
- Ideal for retirement
- No onward chain



## Property Description

Wye Way, originally a Georgian hospital building dating back to 1766, was thoughtfully renovated by Liangs around 20 years ago and benefits from its own valuable parking space. The apartment itself offers spacious open-plan living, combining character with modern convenience. The apartment is described in further detail:-

### Communal Entrance Hall

With communal stairs and lifts providing access to the first floor communal landing.

### Reception Hall

Accessed through a door directly off the landing and having fitted carpet, wall-mounted electric heater, store cupboard housing the hot water cylinder and door to the

### Living Room

A light and airy room with a high ceiling, fitted carpet, 2 large sash windows providing ample natural light, 2 wall mounted electric heaters and open plan access to the

### Fitted Kitchen

With a range of wall and base cupboards, ample work surfaces with splashbacks, Karndean flooring, under cupboard lighting, central spotlighting and a range of built in appliances including dishwasher, fridge/freezer, microwave, washing machine, single oven with 4 ring hob, splashback and cooker hood over.

## Bedroom

With fitted carpet, wall mounted electric heater, space for wardrobes and a large glazed sash window with blind.

## Bathroom

With suite comprising bath with shower over, glazed screen and tiled wall surround, low flush WC, pedestal wash hand basin with mirror, shaver socket and lighting over, ladder style towel rail/radiator, wall mounted heater and extractor fan.

## Outside

The property stands in well maintained communal gardens and has an allocated parking space.

## Property Services

Mains water, electricity and drainage are connected. Electric heating.

## Directions

Proceed east through Hereford city along Blue School Street continuing into Bath Street and then just before reaching St Owen Street turn right at the lights into Green Street and then immediately right into Mill Street. Continue into Mill Street and the Wye Way development is immediately ahead of you.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Money Laundering Regulations

Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### Outgoings

Water and drainage rates are payable.

Service charge £114.86 per month.

Ground Rent £125 per annum.

#### Tenure & Possession

Leasehold - vacant possession on completion.

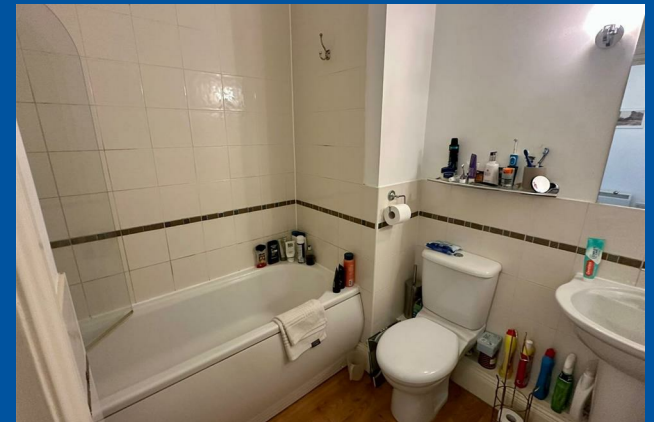
Lease 150 years commenced 2003 with 127 years remaining.

#### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

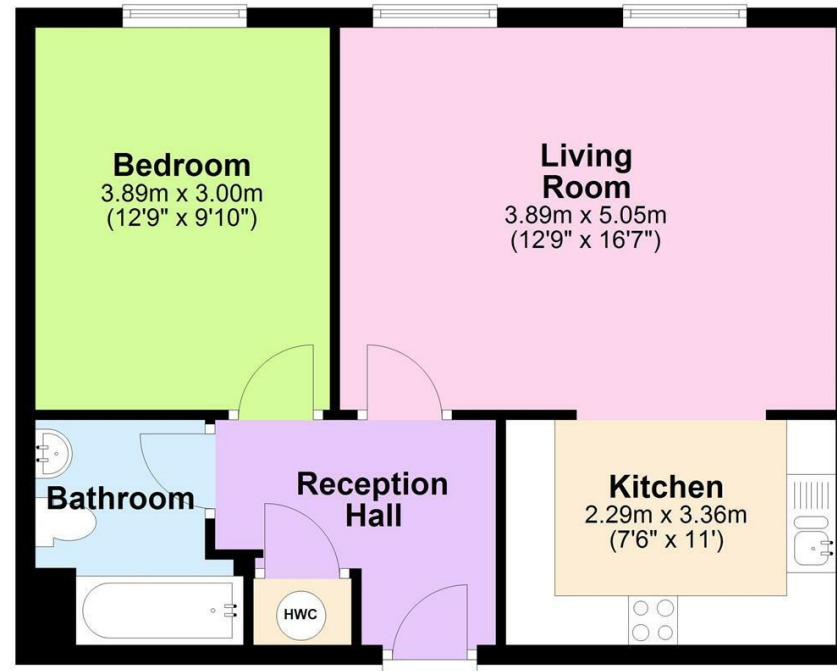


## 11 WYE WAY



## Floor Plan

Approx. 51.4 sq. metres (553.1 sq. feet)



Total area: approx. 51.4 sq. metres (553.1 sq. feet)

**11 Wye Way, Hereford**

**EPC Rating: D   Herefordshire Council Tax Band: B**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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