



## 15 Fryers Gate, Greyfriars Avenue, Hereford, Herefordshire, HR4 0FD

A rare opportunity to purchase a three bedroom penthouse apartment in a secure gated community with allocated parking and communal gardens. Beautiful views over the River Wye and beyond, large south facing roof terrace and quality upgraded specification throughout.

**Guide Price £550,000**



# 15 Fryers Gate, Greyfriars Avenue, Hereford, Herefordshire, HR4 0FD

## Description

Set within a conservation area, a gated, CCTV intercom linked secure environment and within easy walking distance of the city centre amenities, The Penthouse (No.15) Fryers Gate is a 4th floor 3 bed apartment situated at rear of the building, facing due south.

With bifold doors opening onto the full width roof terrace, the apartment enjoys views over the beautifully presented communal gardens adjoining the River Wye, with an abundance of wildlife and visiting swans, and beyond to Dinedor Woods and distant Black Mountains.

The CCTV linked system (via an app available to download) has key pad and fob entry system at the main gate allowing vehicular and pedestrian access to the secure car park with allocated parking space, and an emergency secondary building access point at 2nd floor level leading directly onto the river bridge.

## The Property

The property which benefits from under floor electric heating with individual room thermostats, was constructed in 2016 and has a significantly upgraded specification throughout.

The spacious entrance hall gives access to the thoughtfully laid out accommodation with a superbly fitted kitchen with obscured glass doors dividing the kitchen from the large sitting room and dining area, with bi fold doors opening to the large roof terrace – the whole area can be opened up to create a perfect space for entertaining.

The three double bedrooms all have quality Hammond fitted wardrobes, the master with a spacious ensuite and a further family/guest bathroom.

In more details the property comprises

## Main Entrance Hall

With lift and stairs. CCTV entrance and key pad. Doors off to pathway to car parking area and the under croft of the building providing for bicycle storage. Access to meter room.

## 4th Floor Landing

Lift and stairs, views over car parking and beyond, doors to inner hall giving access to 3 apartments, spacious and light with river and garden views.

## Entrance Hall

Spacious entrance hall with chandelier style light fitting, built in storage cupboards, quality Porcelanosa tiled floor, access to

## Master bedroom Suite

A lovely spacious light room with extensive fitted bedroom furniture. Bifold doors to roof terrace. Access to

## Large ensuite

## Bedroom Two

With fitted cupboards/wardrobes

## Bedroom Three

With fitted cupboards/wardrobes

## Family Bathroom

Again beautifully fitted comprising bath, shower, WC and wash hand basin, fully tiled.

## Spacious open plan sitting room and dining area

A lovely light room with dual aspect windows and bifold doors leading onto the extensive roof terrace. A perfect entertaining space with city, river and mountain and hill views beyond! Porcelanosa tiled floor. Twin glazed doors leading to

## Superbly Fitted Kitchen

Benefitting from built in appliances comprising Neff Combi Oven with Neff Warming Drawer, Neff Pyrolytic Hide and Slide Oven, Neff Steam Oven with Neff Warming Drawer, Neff Fridge/Freezer, Neff Induction Hob, Elica Extractor Fan, Cagle Wine Cooler, Neff Coffee Machine, Neff Dish Washer and Neff Washer/Drier. High quality Dekton scratch resistant work surfaces which also stand up to water and UV rays. Porcelanosa tiled floor.

## Outside

Fully enclosed secure gated environment, with remote and key pad operated entrance gates, personal and vehicular, CCTV linked, secondary access to bridge level (only in case of emergency), allocated and visitor parking

## Additional Information

Mains water, drainage and electricity.

Tenure Leasehold however sold with a share of the freehold interest.

Current ground rent £250 per annum

Current maintenance charge £2200 per annum covering lift maintenance, all communal areas, gardens and grounds, living green wall, gates, communal lighting, window cleaning, insurance.

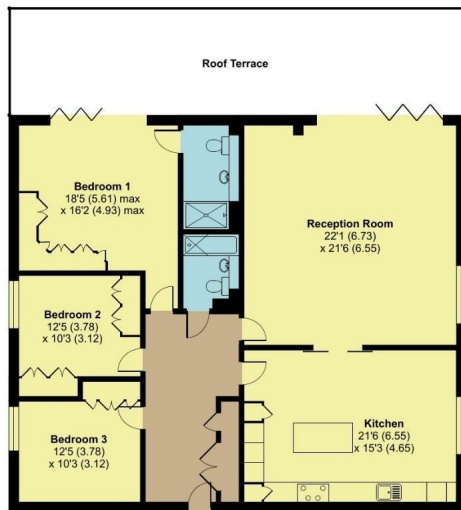
Council Tax band E



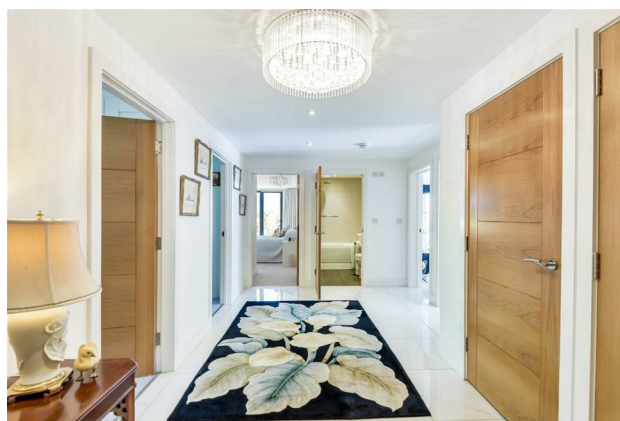
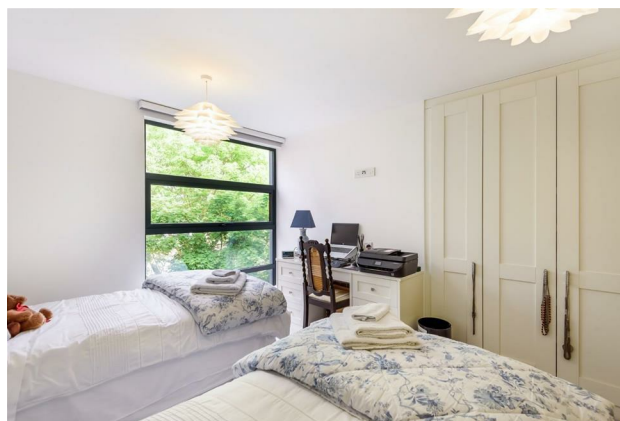


**Fryers Gate, Greyfriars Avenue, Hereford, HR4**

Approximate Area = 1684 sq ft / 156.4 sq m  
For identification only - Not to scale



**FOURTH FLOOR  
APPROX FLOOR  
AREA 156.4 SQ M  
(1684 SQ FT)**



**ENERGY PERFORMANCE  
CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>		72	72
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01432 278278

5 Bridge Street, Hereford, HR4 9DF

hereford@hunters.com