



18 Wye Way  
Hereford, Herefordshire, HR1 2NP

jackson  
property



# Offers Over £135,000

Second Floor Apartment | One Double Bedroom | Neutrally Decorated | Allocated Parking Space | Amenities Nearby | Walking Distance to City Centre

## Situation

Delightfully positioned in the popular St James area which is less than half a mile East of the City Centre and its excellent amenities including public houses and local stores, which are all within easy walking distance, as well as the Castle Green, the River Wye and Bishops Meadows. Hereford city has major railway links from its central station, as well as a large variety of shops, restaurants, cinema and many leisure facilities.

## Description

This second floor apartment is situated within the St James area of Hereford, with various leisure and outdoor recreational facilities available nearby to include King George playing fields and Halo Leisure offering a range of facilities. Various eateries and restaurants are all within walking distance, as well as the City Centre offering a full comprehensive range of amenities. The front door opens into a the neutrally decorated entrance hall which has a useful storage cupboard perfect for coats and shoes. Opposite you will find the family shower room which is fitted with a three piece suite including large shower cubicle. The living/dining area is a good size with dual aspect, high ceilings and opening to the kitchen. The kitchen is fitted with matching wall and base units, integrated slim-line dishwasher, washing machine and oven with hob. The bedroom has three sash windows with secondary glazing and a dual aspect and can fit a double bed,.

## Services

Mains Electricity, Mains Water & Mains Drainage

## Lease Information

150 year lease with 133 years remaining.  
Service charge approx. £95 pcm and a ground rent of £125 per annum.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

## Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

## Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bil-jackson.co.uk](http://www.bil-jackson.co.uk)

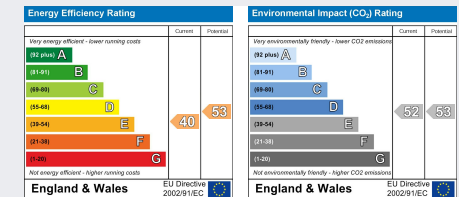
## Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 51.9 sq. metres (558.7 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.



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