

TO LET

**FLAT 5
FRYERS GATE
GREYFRIARS AVENUE
HEREFORD
HEREFORDSHIRE**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
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- One bedroom apartment
- Second floor
- Gated entrance
- Allocated parking
- Energy Rating B
- Available Immediately

£950 Per calendar month

Energy performance certificate (EPC)

5 Fryers Gate
Greyfriars Avenue
HEREFORD
HR4 0BE

Energy rating

B

Valid until: **17 November 2026**

Certificate number: **8356-7539-4619-9538-2996**

Property type

Mid-floor flat

Total floor area

101 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Flat 5, Fryers Gate, Greyfriars Avenue, Hereford, Herefordshire, HR4 0FD

Set within an exclusive development of 18 luxury apartments on the Banks of the River Wye in Hereford, a one bedroom, second floor apartment comprising of 626sq.ft within a gated CCTV intercom-linked secure environment with allocated parking. No pets.

COMMUNAL ENTRANCE

With intercom system and key pad entrance

COMMUNAL ENTRANCE HALL

With lift and stairway to all floors

FLAT ENTRANCE HALLWAY

Timber entrance door, tiled floor with under floor heating, access to heating control cupboard

KITCHEN/LIVING/DINING ROOM 6.1M X 4.4M MAXIMUM (20'0" X 14'5" MAXIMUM)

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, integral Smeg dishwasher, fridge and freezer and washing machine, four ring electric hob with extractor over, tiled floor with underfloor heating, Bi'fold doors to balcony area, double doors to storage cupboard

BEDROOM 4.6M X 3.2M (15'1" X 10'6")

Access to built in wardrobe

ENSUITE 2.4M X 1.8M (7'10" X 5'11")

White suite comprising W.C, hand basin, bath with shower over, part tiled walls, heated towel rail

STUDY 2.4M X 1.9M (7'10" X 6'3")

OUTSIDE

Coded vehicular and pedestrian gates lead off Greyfriars Avenue into the Fryers Gate Development. There is a communal carpark with allocated parking space for each property. A paved pathway leads to the communal entrance and there are large communal gardens with various shrubs and trees, mostly laid to lawn leading down to the riverside.

SERVICES

We understand from the Landlord that mains electricity and drainage is connected to the property. Megaflor System providing hot water and underfloor heating. Telephone subject to BT regulations.

COUNCIL TAX

Band D. Rates payable £TBC - (2021-2022)
(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with agents Pughs. Tel. 01531 631122
Out of office hours 07710 757489 Jason Thomson

RIGHT TO RENT REGULATIONS

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application

RENT

£950 per calendar month exclusive

Pughs

LOCATION MAP



DIRECTIONS

From the Old Cattle Market site in Hereford, proceed out of the City on the A49 towards Ross on Wye. After Steels Garage and before the Wye Bridge, take the turning at the crossroads to the right onto Barton Street then immediately turn left towards the Rowing Club, after a short distance the property can be found on the left hand side.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) 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>			
		81	81
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		1	1
England & Wales	EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

