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### **Apartment , Old Ford House, Wye Street, Hereford, HR2 7RA**

*'Set on the bank of The River Wye and enjoying an outlook across the river to The Cathedral, a one bedroom, ground floor apartment with parking'*

**£140,000 (Leasehold)**

**Residential Sales and Lettings**

## Apartment , Old Ford House, Wye Street, Hereford, HR2 7RA

### LOCATION

Old Ford House is located on the south bank of the River Wye close to the City Centre and its range of shopping, leisure and recreational facilities. Hereford has bus and railway stations. Old Ford House enjoys an iconic position and with its proximity to the river and walks through the Bishops Meadows and King George's playing fields. This well proportioned apartment is ideally located for easy access to the City and its environs.

### DESCRIPTION

1 Old Ford House has a shared access with one other property and comprises a well proportioned apartment which is centrally heated, double glazed and offers scope for further refitting and upgrading. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

Shared entrance door to shared lobby and door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 1:

#### Entrance Hall

With night storage heater, door to airing cupboard with hot water cylinder and having doors to the bathroom, kitchen, bedroom and:

#### The Sitting Room

4.83m (15'10") 11 x 3.05m (10')

With two sets of French doors opening to and enjoying the outlook over the river to The Cathedral. Night storage heater.

#### The Kitchen

2.77m (9'1") x 2.74m (9')

With a single drainer sink unit, double glazed window to the front, base cupboards with working surface over and tiled surrounds together with eye level cabinets. Extractor unit.





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### Double Bedroom

3.76m (12'4) x 3.73m (12'3)

With a pair of double glazed casement doors and night storage heater.

### Bathroom

1.96m (6'5) x 1.68m (5'6)

With white suite comprising bath with tiled courses over, pedestal wash basin and low level wc. Double glazed window and extractor unit.



### OUTSIDE:

The property has an allocated car parking space and there are communal garden areas.

### COUNCIL TAX BAND A

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### TENURE

It is understood that the property is held on a 199 year lease and there are approximately 161 years unexpired.

### SERVICE CHARGE & GROUND RENT

It is understood that the current service charge and ground rent is in the sum of £75 pcm (to be confirmed).

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### **SERVICES**

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### **VIEWING**

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### **DIRECTIONAL NOTE**

From St Martin Street pedestrian access is available either along the tow path by the river in an easterly direction or just beyond the Saracens Head by turning left into Wye Street where access to the car park is opposite the council car park.

### **FOR FURTHER INFORMATION**

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**22nd July 2025**

ID38444

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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.