



**GENERAL INFORMATION**

**Tenure**

Leasehold

**Services**

All mains services are connected.

**Outgoings**

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

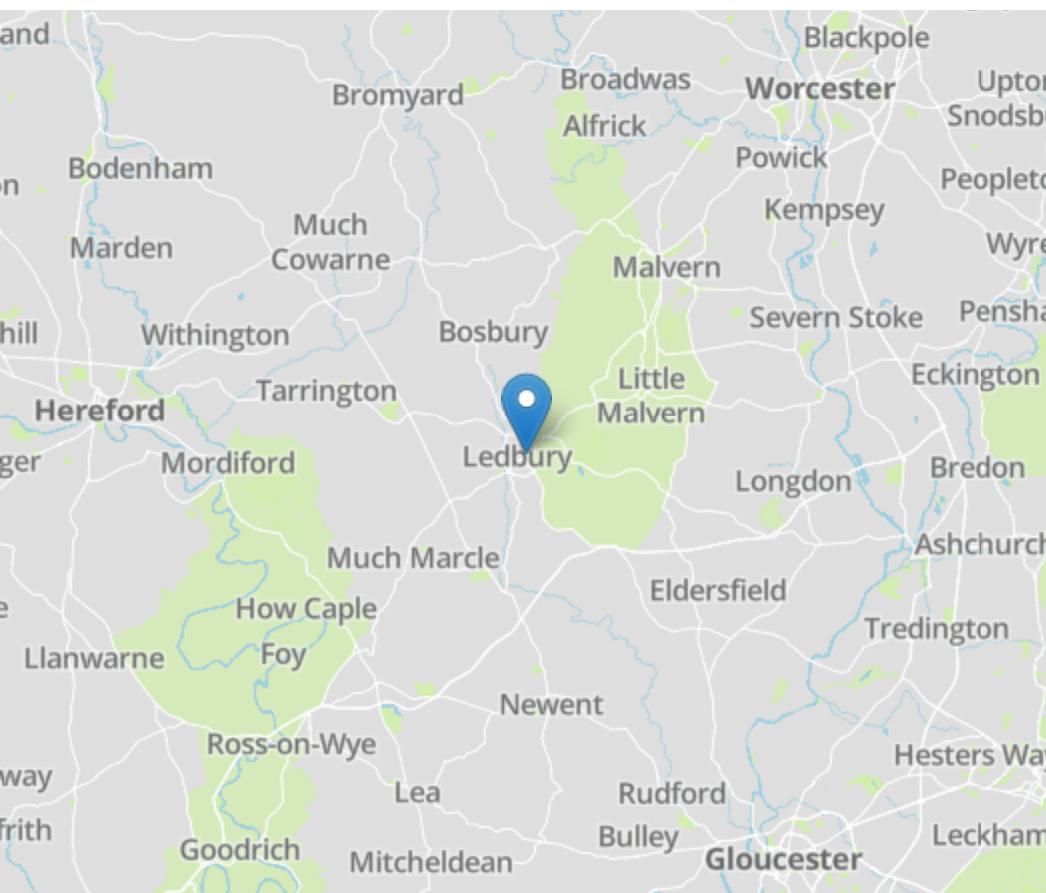
Bank Chambers, Apartment 5 24 High Street  
Ledbury HR8 1DS

**£275,000**



**DIRECTIONS**

Bank Chambers, 24 High Street, can be found approximately 500 yards from our office on the right hand side of the High Street.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	39	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Currently in the course of construction.
- Set in the heart of Ledbury town centre.
- Character features throughout.
- Modern fixtures and fittings.
- View of the town and surrounding countryside.
- Two bedrooms.

Hereford 01432 343477

Ledbury 01531 631177





### The Harmony of Design

Welcome to this exclusive collection of apartments, where history meets modern luxury in the grandeur of former bank chambers these meticulously converted spaces seamlessly blend the timeless charm of yesteryear with contemporary elegance.

### Apartment Five

Apartment 5 is currently in the course of conversion and is located at the front of Bank Chambers building with views toward the Church and surrounding woodland. The apartment offers a wealth of character features, large picture windows flooding the apartment with natural light and quality fixtures and fittings throughout. The accommodation includes open plan lounge/kitchen/dining room, two double bedrooms, shower room and

is accessed via a sunny roof terrace.

In more detail the accommodation comprises:

#### Reception Hall

accessed from the roof terrace, a spacious light entrance hall enjoying high ceilings, large storage cupboards and doors leading to:

#### Open Plan Lounge/Kitchen/Dining Room

23' 4" x 22' 0" (7.11m x 6.71m) This bright room enjoys a large picture window to front along with double French doors, bringing the outside in and making the most of the views over the roof tops towards the Church and woodland.

The kitchen benefits from a range of modern appliances to include, dishwasher, fridge/freezer and double oven. The room boasts a

modern feel but with many of the original features including the original fireplace and picture rails.

#### Bedroom One

15' 9" x 15' 5" (4.80m x 4.70m) with double French doors to the front flooding the room with natural light, and the character of the building retained in the original feature fireplace.

#### Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m) also featuring high ceilings and a traditional style picture window continuing the blend of modern and traditional.

#### Bathroom

The luxurious shower room of Apartment 5 features high quality fixtures and fittings throughout to include a large double shower cubicle, low flush w.c., vanity unit with inset wash basin, available is

plumbing access and space for a washing machine.

### Outside

#### Approach and Exterior

Apartment 5 is accessed from the High Street via the original ornate wooden door leading to an entrance way with video intercom system linked at each flat and inner wrought iron gates giving access to the building. Apartment 5 is accessed via an external staircase reaching the roof terrace. There is storage for the bins of Apartment 5 found on the ground floor.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



### At a glance...

- Open Plan Lounge/Kitchen/Dining Room  
23'4 x 22' (7.11m x 6.71m)
- Bedroom One  
15'9 x 15'5 (4.80m x 4.70m)
- Bedroom Two  
11'10 x 11'10 (3.61m x 3.61m)

### And there's more...

- Set in the heart of Ledbury town centre.
- Two Bedrooms.
- Modern Fixtures and Fittings.
- Character Features Throughout.