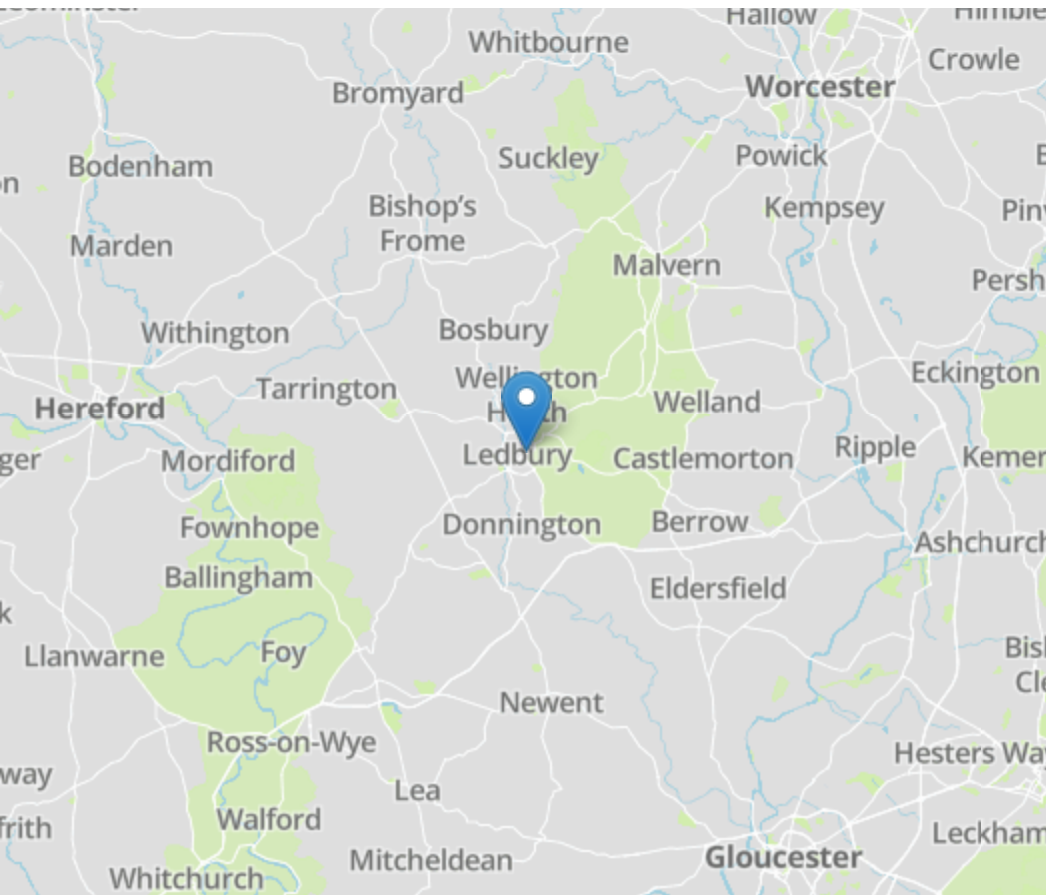




## DIRECTIONS

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



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		74
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)	33	
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

Bank Chambers, Apartment 7 24 High Street  
Ledbury HR8 1DS

£435,000



- Duplex Apartment • Set in the heart of Ledbury town centre. • Wealth of Character Features Throughout. • Modern Fixtures and Fittings. • Three Bedrooms. • Spacious Lounge/Dining Room. • Access To A Sunny Roof Terrace.

Hereford 01432 343477

Ledbury 01531 631177





## The Bank Chambers

### Original wooden Bank door gives access to

Communal Courtyard with bin store and wrought iron staircase leading to Roof Terrace and access to :

### Situation and Description

Apartment 7 is located at the front of Bank Chambers with views over the rooftops toward the Church and surrounding woodland. The apartment offers a wealth of character features, large picture windows flooding the apartment with natural light throughout. The accommodation is set over two floors and includes open plan lounge/dining room, modern kitchen, master bedroom with stunning ensuite Bathroom, two further 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 entrance hall with stairway and doors to:

### Study/Bedroom Three

15' 5" x 14' 9" (4.70m x 4.50m) With window to side, power points, electric panel heater

### First Floor

### Stairs to Mezzanine Landing and door to Master Bedroom/ Guest Suite

18' 8" x 17' 9" (5.69m x 5.41m) With window to side, door to Airing Cupboard housing hot water system, power points, electric panel heater, door to

### En Suite

With window to side, feature roll top bath, large shower cubicle, low flush

w.c. wash basin, heated towel rail

### Second Floor

### Lounge/Dining Room

22' 4" x 23' 7" (6.81m x 7.19m) with two windows to front with views of the town and surrounding countryside, feature fireplace, electric panel heaters, power points.

### Kitchen

13' 1" x 15' 5" (3.99m x 4.70m) benefiting from a range of modern appliances to include, double electric oven with further separate oven, electric hob, wine cooler, range of drawers, cupboards and glass fronted display cabinets, 1 1/2 bowl sink with window to the front of the building.

### Bedroom Two

15' 1" x 15' 9" (4.60m x 4.80m) with window to front, power points, feature fireplace

### Shower Room

with large shower cubicle, low flush w.c, sink unit, space for washing machine, window to front.

### Outside

### Approach and Garden

Apartment 7 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 with inner wrought iron gates giving access to the building. Apartment 7 is reached via an external staircase reaching the roof terrace, where the front door to Apartment 7 can be found.

### 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...

- ☒ Lounge/Dining Room  
22'4 x 23'7 (6.81m x 7.19m)
- ☒ Kitchen  
13'1 x 15'5 (3.99m x 4.70m)
- ☒ Bedroom One  
17'9 x 18'8 (5.41m x 5.69m)
- ☒ Bedroom Two  
15'1 x 15'9 (4.60m x 4.80m)
- ☒ Bedroom Three  
15'5 x 14'9 (4.70m x 4.50m)

### And there's more...

- ☒ Set in the heart of Ledbury town centre.
- ☒ Three Bedrooms.
- ☒ Set over two floors.
- ☒ Many Character Features.
- ☒ Modern Fixtures and Fittings.
- ☒