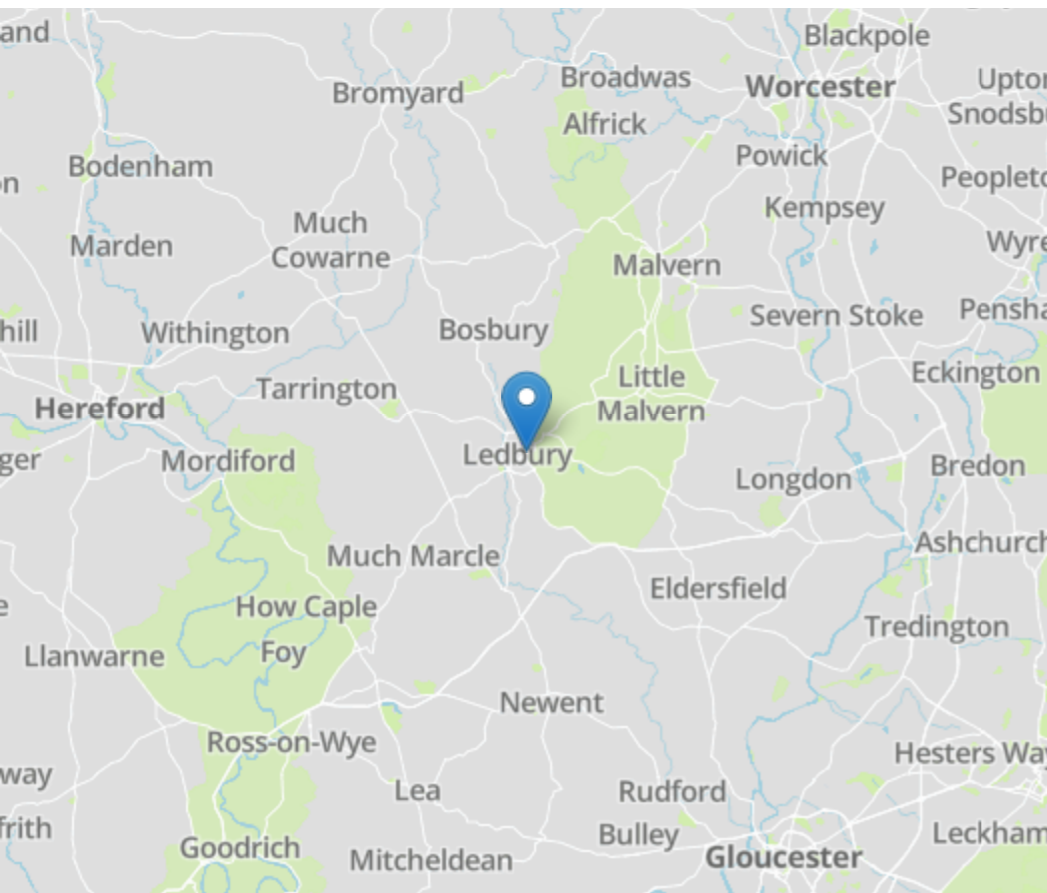




DIRECTIONS

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+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
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.

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

£475,000



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

Hereford 01432 343477

Ledbury 01531 631177



The Bank Chambers

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 7

Apartment 7 is currently in the course of conversion and 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 is set over two floors and includes open plan

lounge/dining room, modern kitchen, master bedroom with ensuite, 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:

Lounge/Dining Room

22' 4" x 23' 7" (6.81m x 7.19m) with double windows to front with views of the town and surrounding countryside, feature fireplace, 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 One

17' 9" x 18' 8" (5.41m x 5.69m) with feature fireplace, storage cupboard housing water tank, power points, door to spacious ensuite featuring large shower cubicle, low flush w.c, vanity unit with sink, free standing bath, window to side.

Bedroom Two

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

Bedroom Three

15' 5" x 14' 9" (4.70m x 4.50m) with window to side, power points.

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.
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