

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

£250,000



DIRECTIONS

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



GENERAL INFORMATION

Tenure

Leasehold 999 years remaining

Services

Mains electricity, water and drainage are connected

Outgoings

Council Tax Band to be confirmed

Management Company to be formed

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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		72
	39	
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.



- Set in the heart of Ledbury town centre.
- Character features throughout.
- Modern fixtures and fittings.
- View of the town and surrounding countryside.
- Two bedrooms.
- Ideal for a variety of uses

Hereford 01432 343477

Ledbury 01531 631177



Situation and Description

Apartment Five is situated on the first floor of the building having views over the High Street and beyond.

Entrance

The property is accessed from the High Street via the original bank door which gives access to a small communal area and bin store and leads to a wrought iron staircase to the shared Roof Terrace, idea for dressing with flower pots and patio furniture.

Reception Hall

Accessed from the roof terrace, a spacious light entrance hall enjoying high ceilings, large

storage cupboards, electric panel heaters, and doors leading to:

Open Plan Lounge/Kitchen/Dining Room

23' 4" x 22' 0" (7.11m x 6.71m)
Enjoying a large picture window to front and 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 living area boasts a modern feel with further window to rear overlooking the roof terrace, but

with some original features including picture rails. Electric panel heater, power points.

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. Electric panel heater and power points

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. Electric panel heater, power points.

Bathroom

The Shower Room has window to front, large shower cubicle, low flush w.c., wash basin set into vanity unit, heated towel rail, space and plumbing for washing machine

Outside

Approach and Exterior

Communal area offers bin storage area and meter boxes, and wrought iron staircase to roof terrace shared with Apartment 7.

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.
- ☒ Roof Terrace