



8 Carl Davis House, South Street, Leominster, HR6 8FG  
Offers Over £99,950



# 8 Carl Davis House South Street Leominster

A unique opportunity to acquire a light and spacious two bedroom first floor apartment ideal for first time buyers, within close walking distance of Leominster town centre.

- Period apartment
- Two bedrooms
- Character features
- Parking
- Town centre location

## Material Information

Offers Over £99,950

Tenure: Leasehold

Local Authority: Herefordshire

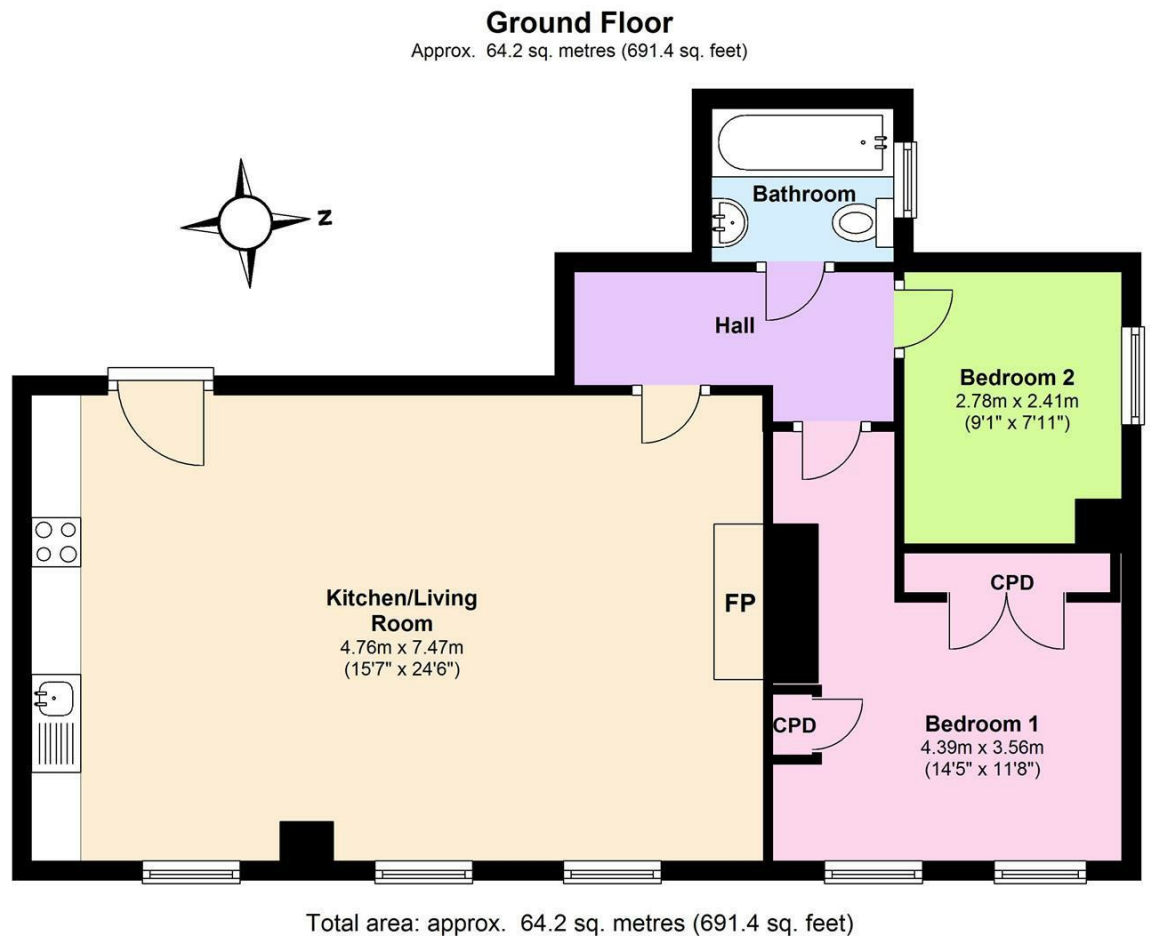
Council Tax:

EPC: D (67)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This period first floor apartment is situated within a small development in Leominster town and the property boasts character features, high ceilings and ample living accommodation. The light and spacious first floor accommodation comprises: kitchen/living room with dining area, two bedrooms, family bathroom and off road parking.

## Property Description

The first floor entrance leads into the generous open plan kitchen and living room which is complimented by three large sash windows offering lots of natural light into the room, with period features, feature fireplace and high ceilings. The kitchen area offers modern fitted base and wall units with sink, electric oven, gas hob with extractor over, space for appliances and an area for dining. Through to the hallway there are doors off to bedroom one which is a double offering lots of useful built in storage and two large sash windows. Bedroom two is a single, offering potential for an office or study with a sash window to the side. The family bathroom is fitted with a white three piece suite with shower over bath and large sash window to the side.

## Location

Carl Davies House is within close walking distance of Leominster town centre. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## Services

All mains connected

## what3words

///unfolds.blame.alerting

## Broadband

Standard 21 Mbps 1 Mbps highest available download/upload speed

Source: Ofcom Broadband Checker

## Mobile Coverage Indoor

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Likely Likely  
Vodafone Likely Likely

Source: Ofcom Broadband Checker

## Mobile Coverage Outdoor

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Source: Ofcom Broadband Checker

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## Agents note

Leasehold - 83 years remaining  
Monthly service charge of £73.83, this includes insurance, grounds maintenance, fire equipment maintenance, communal cleaning areas

## Directions

From our offices on Broad Street continue along the High Street leading onto South Street. Go straight over at the mini-roundabout and turn immediately right under the archway where the entrance to the flats can be found on the right hand side.

