

Flat 5, Waldrist, 24 Venns Lane, Hereford, HR1 1DT
Price £204,950

Flat 5, Waldrist 24 Venns Lane Hereford

A fantastic penthouse apartment in a desirable location with far reaching views across the City to the Black Mountains. Two double bedrooms, large living room, kitchen/dining room, hallway/study, bathroom totaling over 1300 ft², allocated parking, gas central heating and positioned in a prime elevated city location.

CALL 01432 266007 TO ARRANGE A VIEWING

- Penthouse Apartment
- Two Double Bedrooms
- Views to the front & rear
- Living room & Kitchen/Dining room
- Hallway Study area
- Communal Gardens
- Allocated Parking
- Gas Central Heating
- Laundry Room

Material Information

Price £204,950

Tenure: Leasehold

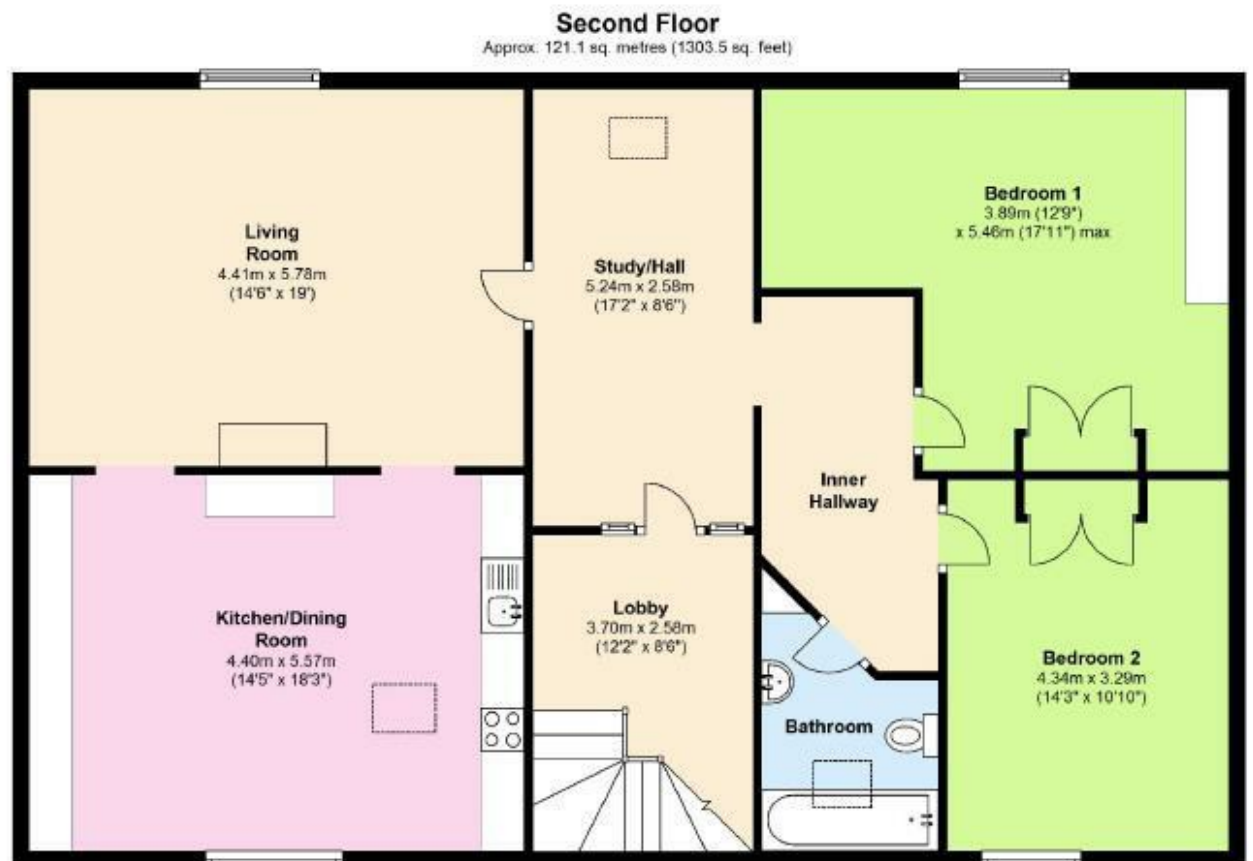
Local Authority: Herefordshire

Council Tax: B

EPC: E (50)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

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 superb penthouse apartment was converted in the 1980s as one of just five spacious and self contained properties within a grand period house in the sought after Venns Lane on the northern fringe of the city centre. The building was owned originally by Admiral Loder Symmonds and then used as part of the Ladies Teacher Training College. This central and elevated location has many easy to reach amenities and a bus stop right outside.

Standing in good sized and well maintained communal gardens there is also an allocated parking space. There is gas central heating (new in 2014) and a good range of storage and fitted cupboards to take advantage of the sloping ceilings, the roof lights and dormer windows ensure that there is plenty of light all day long with views at the front towards the Black Mountains, Sugar Loaf and over the city including the Cathedral plus the Malverns and Cleve Hills to the rear. The light and airy accommodation comprises: study/hall, kitchen/dining room, living room, 2 double bedrooms with fitted units and a bathroom.

Property Description

Approached through a grand entrance porch with double pillars, original tiled floor and an impressive front door to the communal, well kept entrance hall. A sweeping staircase leads up to the first floor where there is a communal laundry room with space for each flat to have their own appliance. Stairs continue up to where this apartment covers the entire top floor and is accessed by a good sized lobby area with the main entrance door into the property's spacious hall /study area. This is a super and welcoming space with a huge roof light which gives lovely views and has useful fitted cupboards below. A door to the left leads into the living room which has a dormer double window again with views over the city, there is a gas fire with fitted shelving above and openings into the kitchen/dining room either side. This large room has a wide range of fitted units with eye level oven, gas hob with extractor, integrated fridge freezer, large remote controlled roof light and in the dining area is further range of storage cupboards flanking one wall plus the double dormer window with views to the rear. From the study/hall an inner hall doors leads off to - bedroom one with a secondary glazed window to the front, a range of fitted units to include wardrobes, cupboards and dressing table and bedroom two with fitted wardrobes, cupboard housing the central heating boiler and window to the rear aspect. There is also a light and airy bathroom fitted with a three piece white suite comprising bath with shower over, WC, sink unit, velux window and a large fitted storage cupboard.

Garden & Parking

The property is accessed from Venns Lane via a gravelled driveway which leads to the parking area at the front and continues around to the rear of the property. There is an allocated parking space per apartment plus two visitors spaces. At the rear of the property is a communal outside space with washing lines and storage shed, this continues around the side of the property where there is a patio area to the front which has a large lawn.

Location

There are many local amenities to this property including a bus stop at the front, the wonderful Churchill Gardens park, Hereford Sixth Form, Art College and College for the blind. A short distance away can be found supermarkets, petrol stations, railway and bus stations with the full amenities of Hereford City centre.

Services

All mains services are connected to the property.

Herefordshire Council Tax Band B.

Tenure - 999 year lease granted in 2015. Ground Rent £45 per annum. Service Charge is £100 per month and contributes to the sinking fund, lighting, cleaning and maintenance of the communal areas inside and outside. Each of the five flat owners are a director of the management company that owns the freehold.

This is a very spacious property however there is some restricted headroom in each room due to the sloping ceilings.

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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From the city centre proceed north on Commercial Road towards Worcester. At the top of Aylestone Hill take the first exit on the first mini roundabout and the first exit left at the second mini roundabout onto Venns Lane. The property will be found on the right hand side as indicated by our Agents For Sale board.

