

Flat 6, Charles Court, Coningsby St, Hereford, HR1 2DQ  
Price £138,500

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

# Flat 6, Charles Court Coningsby St Hereford

## CITY CENTRE LIVING

Location, location, location!

This modern one bedroom apartment is located in the heart of Hereford City and has a wealth of amenities all within a few minutes walk of the property including The County hospital, Hereford train station, bus station, several supermarkets, NMITE University and many food and drink outlets.

The property also benefits from gas central heating, double glazing, Juliet balcony and open plan living space

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- One bedroom apartment
- City centre location
- Top Floor accommodation
- Open plan living space
- Gas heating & double glazing
- Fitted kitchen with appliances
- Wealth of local amenities close by
- Permit parking available

### Material Information

Price £138,500

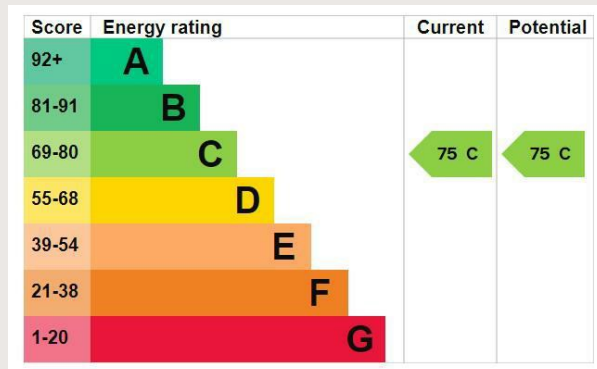
Tenure: Leasehold

Local Authority: Herefordshire Council

Council Tax: A

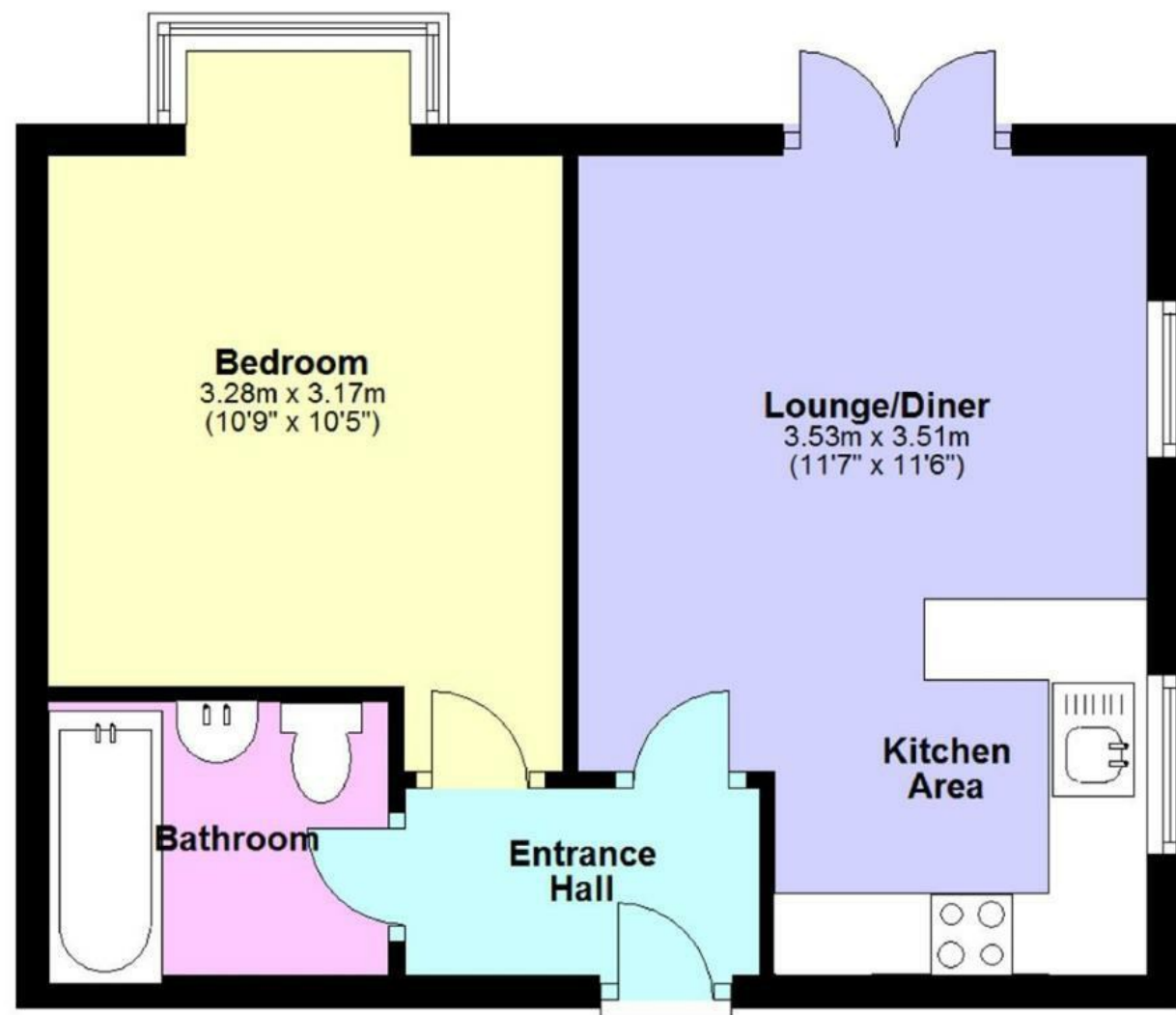
EPC: C (75)

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



## Ground Floor

Approx. 34.1 sq. metres (367.0 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

A purpose built, top floor, one bedroom apartment in Hereford City centre. The accommodation comprises; communal entrance with stairs up, entrance hall, kitchen open to living room with Juliet balcony, double bedroom with box window and bathroom with fitted three piece white suite with a shower over the bath.

## Property Description

Immaculate communal hallway and stairs lead up to the main entrance door to the hallway with intercom and buzzer to the main front door and doors leading off to all other rooms. Open plan kitchen with wall units, base units and drawers under a rolled edge worktop with sink/drain unit, gas hob and electric oven with extractor fan over, plumbing for washing machine and integrated fridge, double glazed window to the front, wall mounted gas boiler and useful breakfast bar. The living room has a window to the front and Juliet balcony to the side giving the room extra light. There is a good size double bedroom with ceiling and wall spotlights and a box window to the side making an ideal space for a desk or dressing table. The bathroom benefits from a Velux ceiling window, white three piece suite including a panel bath with shower attachment and electric shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan and tiled splashbacks.

## Parking

Residents of Charles Court are eligible to apply for 1 parking permit from Herefordshire Council to park in Coningsby Street or Canal Road

## Location

Charles Court is located at the end of Coningsby Street on the corner of Canal Road which is a stones throw from Commercial Road and all of the many bars, restaurants and takeaways that it offers. The County hospital, Hereford train station, the County bus station, Morrisons and Lidl supermarkets, Maylord Orchards and The Old Market shopping centre are all within 1/3 mile from the property. Within the direct vicinity can also be found schools, the historic City centre, Cathedral and river Wye.

## Services

All mains services are connected to the property

Herefordshire Council Tax Band - A

Tenure - Leasehold - 999 years remaining - share of freehold. Service charge £150 per quarter.

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 Cobb Amos King Street office turn right onto Victoria Street, at the large roundabout take the second exit onto Blue School Street and continue to the traffic lights where you turn left onto Widemarsh Street. After a short distance turn right into Coningsby Street where the property is found at the far end on the left.

