



LOCATED IN THE HEART OF LEDBURY TOWN CENTRE, THIS SPACIOUS GROUND FLOOR APARTMENT FORMS PART OF THE RECENTLY CONVERTED FORMER LLOYDS BANK CHAMBERS AND OFFERS EASY ACCESS TO ALL LOCAL AMENITIES.

EPC - TBC

## Apt 3, Bank Chambers – Guide Price £235,000

24 High Street, Ledbury, HR8 1DS

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# Apartment 3, Bank Chambers

Positioned in the very heart of Ledbury's charming town centre, Apartment 3 is a generously proportioned ground floor residence, forming part of an impressive and thoughtfully converted period building-formerly the Lloyds Bank Chambers. This recently completed conversion blends historic architectural features with stylish modern finishes, offering a rare opportunity to enjoy contemporary living within a building of notable character. The apartment is ideally situated for immediate access to the town's wide range of independent shops, cafés, restaurants, and essential services, all just a short walk away.

Apartment 3 is a beautifully presented two-bedroom ground floor apartment offering well-designed and comfortable accommodation, perfectly suited to modern lifestyles. The property enjoys a central location, making it an ideal choice for those seeking convenient town-centre living with everything on the doorstep.

Entry to the apartment is via the original, characterful wooden door from the High Street-preserved from the building's time as a bank. A secure intercom system provides controlled access for residents and guests. Once inside, a half-glazed internal door leads into the apartment itself, opening to an inviting entrance area and setting the tone for the well-appointed accommodation that follows.

The accommodation with approximate dimensions is as follows:

## Entrance Hall

A ground floor apartment with double glazed front door opening into an entrance hallway.

## Bedroom 1 5.19m (16ft 9in) x 5.19m (16ft 9in)

A double bedroom with double glazed sash window, carpet, ceiling light point and electric radiator.

## Bedroom 2 3.87m (12ft 6in) x 3.87m (12ft 6in)

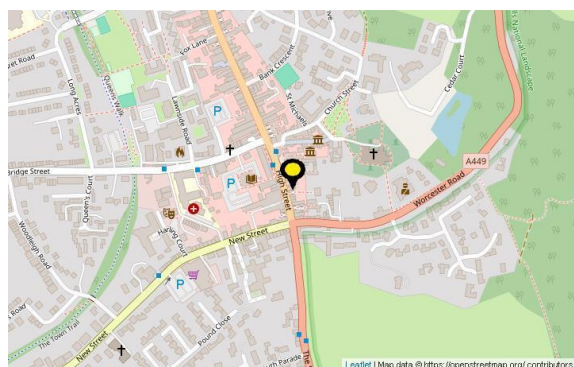
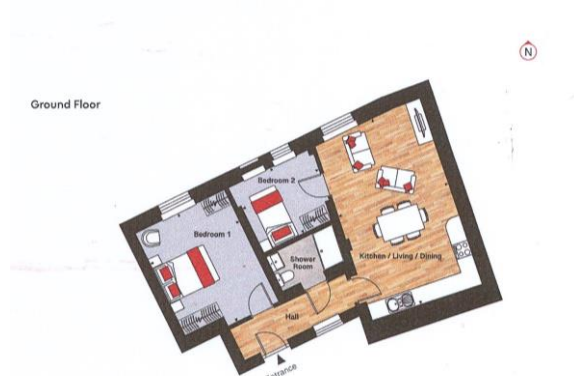
With double glazed sash window, carpet, ceiling light point and electric radiator.

## Kitchen Living Room 8.03m (25ft 11in) x 5.99m (19ft 4in)

A light and airy room with integrated fitted kitchen with quartz work tops and double oven. Large sash window, Wooden laminate flooring, space for dining table and living room furniture.

## Shower Room

A modern and stylish Shower room with walk in shower cubicle.



## Directions

From John Goodwin Ledbury Office take a left onto New Street and immediately take a left at the cross roads on to the High Street. The property can be found shortly on the left hand side behind two wooden double doors.

## Services

We have been advised that mains electricity and drainage services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 999 year lease.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

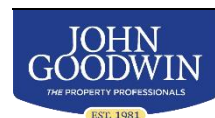
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

To be assessed.



**Ledbury Office**  
**01531 634648**

**3-7 New Street, HR8 2DX**  
**ledbury@johngoodwin.co.uk**

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

