

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS BEAUTIFULLY PRESENTED FIRST-FLOOR APARTMENT COMBINES PERIOD CHARM WITH MODERN LIVING. FEATURING A PRIVATE ENTRANCE, SPACIOUS STORAGE, TWO GENEROUS BEDROOMS (INCLUDING A STYLISH EN-SUITE), A CONTEMPORARY FAMILY BATHROOM, AND A WELL-APPOINTED OPEN-PLAN KITCHEN/LIVING AREA - ALL FINISHED TO A HIGH STANDARD.**

**EPC – F (30)**

## Apt 6, Bank Chambers - Guide Price £295,000

24 High Street, Ledbury, Herefordshire, HR8 1DS

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# Apt 6, Bank Chambers

Apartment 6 is accessed through its own private entrance, complete with a spacious storage cupboard. Stairs lead to the first-floor landing, which provides access to a first bedroom with a stylish en-suite, second bedroom, a family bathroom, and a well appointed open-plan kitchen/living room, all enhanced by charming character features.

An ideal home for professionals, first-time buyers, or those seeking a unique space with character.

The accommodation with approximate dimensions is as follows:

## Entrance Hall

With under stairs storage cupboard and feature glass panelled staircase to the first floor accommodation.

## Landing

With double glazed sash windows, and an external door onto a private balcony area.

## Bedroom 1 (17'1 x 16'5)

With double glazed sash window. Ceiling light point and electric radiator.

## Bedroom 2 (14'9 x 13'5)

Double glazed sash window. Electric radiator. Door to Ensuite

## Ensuite

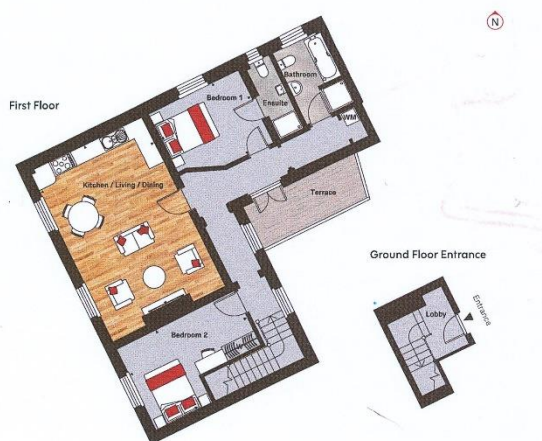
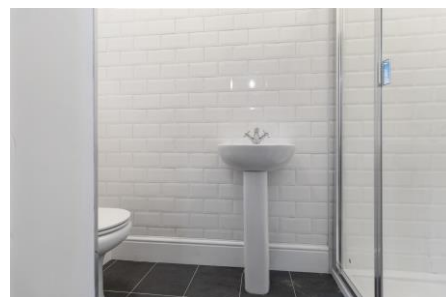
A stylish tiled shower room with walk in shower cubicle.

## Bathroom

With panelled bath and separate walk in shower cubicle.

## Kitchen Living Room (26'11 x 23'4)

With fully integrated modern kitchen with 'Cuisine Master' cooker. Two double glazed sash windows. Original feature fireplace and space for dining room and living room furniture.



## Directions

From John Goodwin Ledbury office, turn left onto New Street and immediately turn left at the traffic lights onto the High Street. The Bank Chambers can be found shortly on the left hand side behind 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. Contact the agent for details.

## General

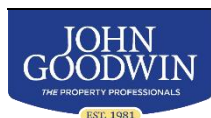
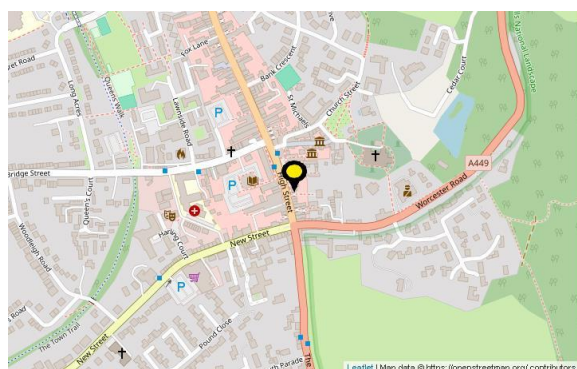
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to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

