

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



LOCATED IN THE VIBRANT HEART OF LEDBURY, THIS EXCEPTIONAL TOP-FLOOR APARTMENT OFFERS A PERFECT BLEND OF MODERN LIVING AND HISTORIC CHARM. WITH ITS CENTRAL LOCATION, YOU'LL HAVE EVERYTHING THE TOWN HAS TO OFFER RIGHT ON YOUR DOORSTEP, INCLUDING BOUTIQUE SHOPS, CAFES, AND LOCAL AMENITIES.

EPC – F (31)

Apt 7, Bank Chambers - Guide Price £435,000

Bank Chambers, 24 High Street, Ledbury, HR8 1DS

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Apartment 7, Bank Chambers

Entrance Hall

A sunny communal roof terrace leads to a double glazed door into an entrance hall with large under stairs storage cupboard, stair case to the first floor and door into...

Bedroom 3 4.78m (15ft 5in) x 4.57m (14ft 9in)

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

Half Landing

Entrance into the First Bedroom and stair case to the Second Floor.

Bedroom 1 5.78m (18ft 8in) x 5.50m (17ft 9in)

A large double bedroom with double glazed sash window and original feature fireplace. Door into...

Ensuite

A stylish and elegant Ensuite bathroom with roll top bath. Double glazed sash window to the side aspect.

On the First Floor

Landing with radiator and double glazed sash window. Doors into Lounge Diner, Kitchen and Second Bedroom

Living Dining Room 7.31m (23ft 7in) x 6.92m (22ft 4in)

A very sizable bright room with views of Coneygree Hill. Original feature fireplace and two double glazed sash windows. Carpet.

Kitchen 4.78m (15ft 5in) x 4.06m (13ft 1in)

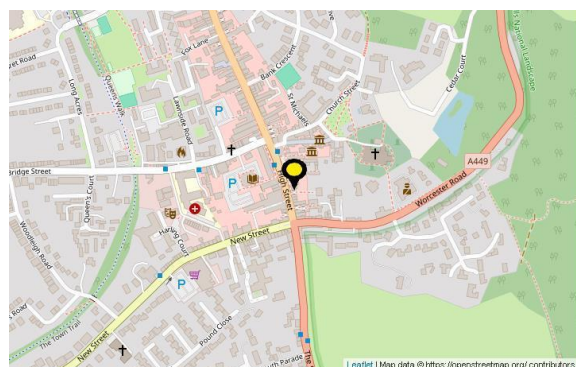
A fully integrated kitchen with double glazed sash window to the front aspect. Space for breakfast table. Electric oven and four ring gas hob with over head extractor fan.

Bedroom 2 4.88m (15ft 9in) x 4.68m (15ft 1in)

A double bedroom with Double glazed sash window, original feature fireplace and electric radiator.

Viewing

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



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. Please contact the agent for details.

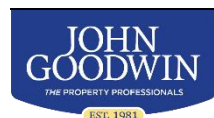
General

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.

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.

