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7 Alban Court, East Street, Hereford, HR1 2LW

'Situated close to the city centre a well presented one bedroom apartment located on the third floor within easy walking distance of Hereford City Centre with views to The Cathedral'

NEW INSTRUCTION

£150,000 (Leasehold)

Residential Sales and Lettings

7 Alban Court, East Street, Hereford, HR1 2LW

LOCATION

Alban Court is located off East Street which is within walking distance of Hereford City Centre. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a modern executive style apartment fitted to a high standard with the property comprising entrance hall, open plan living area, bedroom and shower room. On the ground floor an electronic fob provides access to the communal staircase, an intercom system provides communication from the entrance door for visitors to the apartment. Secure mail boxes for each apartment are located in the foyer, automatic lighting illuminates the staircase leading to the third floor where the private access to apartment 7 is located. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Communal Entrance Hall

Secure entry communal entrance door leading to the hallway and stairs to the first, second and third floors. On the third floor a landing area gives access to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 7:

ON THE THIRD FLOOR:

Entrance Hall

With laminate flooring, intercom system, inset spot lights, smoke alarm, control panel for central heating, storage cupboard with gas central heating boiler and fuse box, door to the open plan kitchen/living room, shower room and bedroom.

Open Plan Kitchen/Living Room

5.77m (18'11) x 3.05m (10')

With double glazed window overlooking East Street towards The Cathedral, panelled radiator, television point and telephone point. A modern kitchen comprising stainless steel sink drainer unit with work surfaces, splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, integrated fridge and freezer, dishwasher and washing machine. Smoke alarm, inset spot lights and laminated flooring.



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Bedroom 1

4.24m (13'11") x 2.49m (8'2")

With double glazed window overlooking East Street, panelled radiator and television point.

Shower Room

With double glazed window, double shower cubicle with glass screen, thermostatically controlled shower, low flush wc, vanity wash hand basin, partially tiled wall surround, extractor fan, inset spot lights and tiled flooring.



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OUTSIDE:

The property has the benefit of secure locked bicycle storage area and bin compound.



TENURE

The property is held on a 250 year lease which commenced in 2018.

SERVICE CHARGE & GROUND RENT

The current quarterly service charge is in the sum of £315.64.

The current annual ground rent is in the sum of £135.

COUNCIL TAX BAND A

Payable to Herefordshire Council

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From Cathedral Close proceed along Church Street walking towards the City Centre. At the end of Church Street, at the junction with East Street, turn right and after a short distance Alban Court will be found on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

15th April 2024

ID37044

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

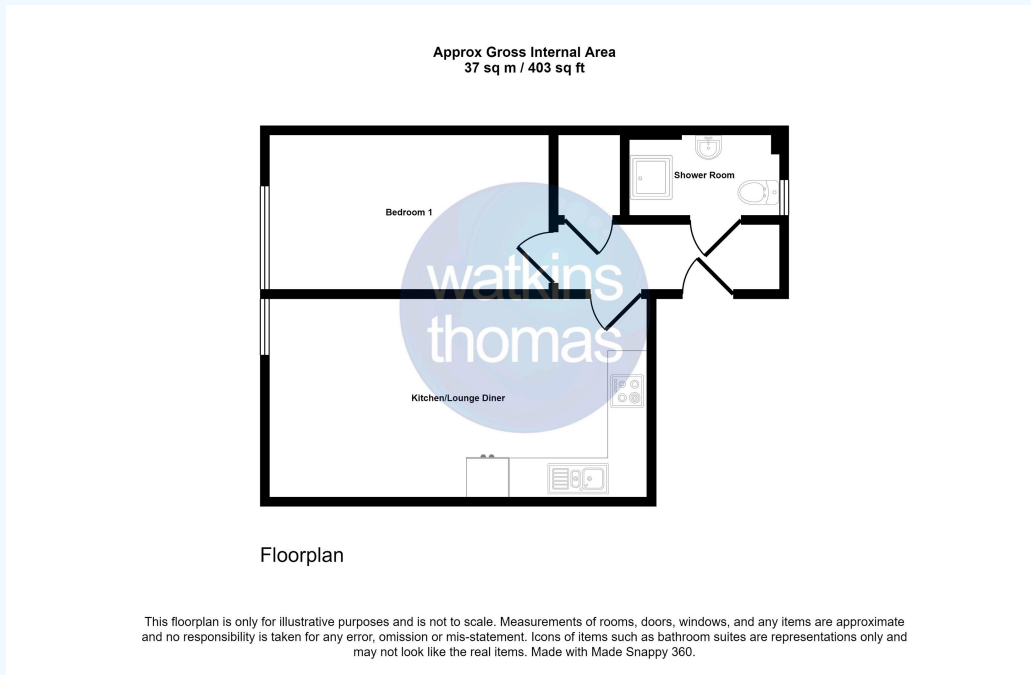
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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