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The Penthouse, 102 East Street, Hereford, HR1 2LW

'A truly unique and exceptional home in terms of location, view and accommodation provision'

£400,000 (Leasehold)

Residential Sales and Lettings

The Penthouse, 102 East Street, Hereford, HR1 2LW

LOCATION

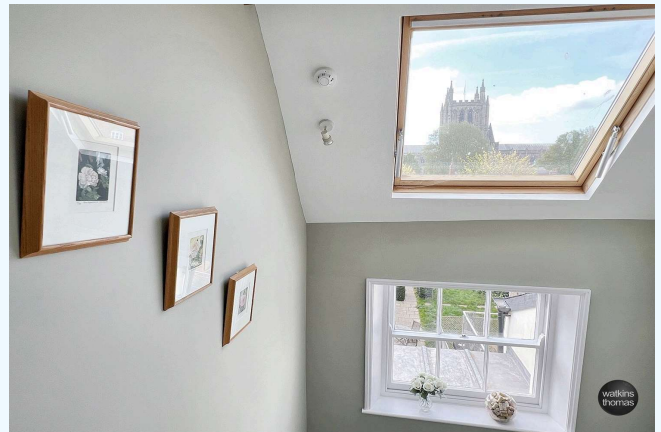
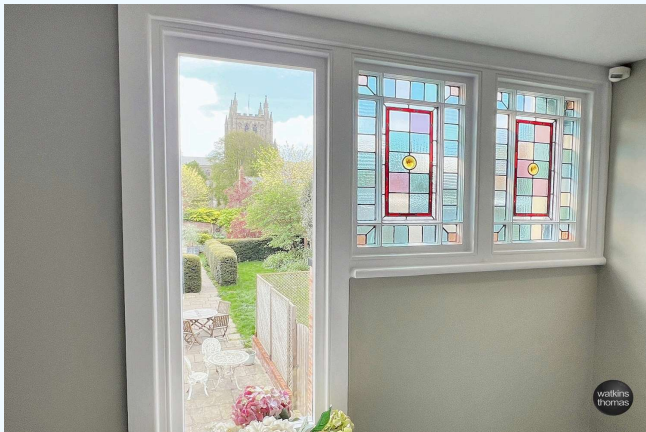
102 East Street was formerly the Constitutional Club and is located in East Street just off Church Street and midway between The Cathedral, of which an exquisite view is enjoyed from the property, and Hereford's High Town, the central shopping area. As suggested The Cathedral and its environs are within easy reach as is central Hereford with its range of shopping, leisure and recreational facilities, bus and railway station.

DESCRIPTION

102 East Street is a Grade II landmark property. The subject property occupies the upper floor and a roof space area which has been produced through the sympathetic and comprehensive conversion of the original building. The property is approached over flights of stairs which leads to this wonderful property which is of an excellent footprint. With underfloor heating, oak floors, an oak stairway to the upper floor with glass panels and cityscape views from many of the double glazed windows the property in more detail comprises:

ON THE GROUND FLOOR:

With impressive entrance doors to a shared hall with flights of stairs leading to:



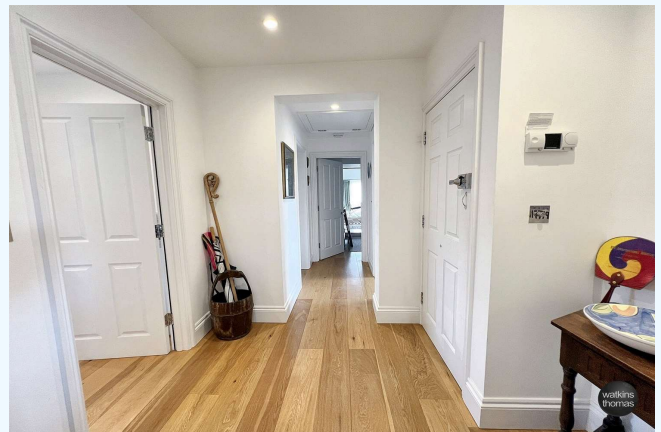
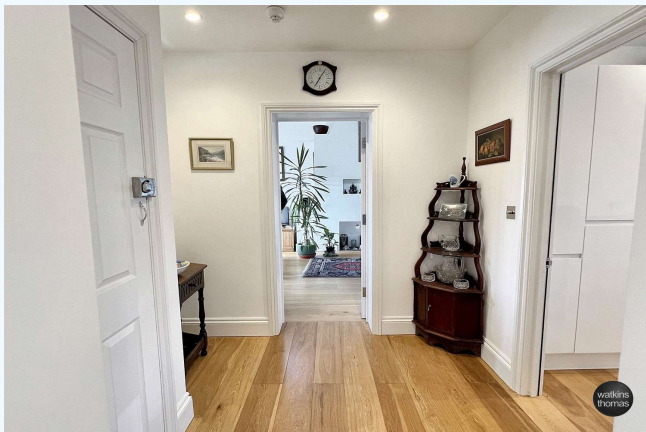
THE SELF CONTAINED ACCOMMODATION OF APARTMENT 6:

Which includes

Entrance Hall

4.17m (13'8) x .84m (2'9) (stepped to 7'8)

With sunken ceiling lights, high level borrowed light window, oak flooring, dimmer light switches, video phone door entry system, wall mounted thermostat and with doors to the kitchen, bathroom, master bedroom suite, second bedroom and:



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The Living Room

7.72m (25'4) x 4.09m (13'5)

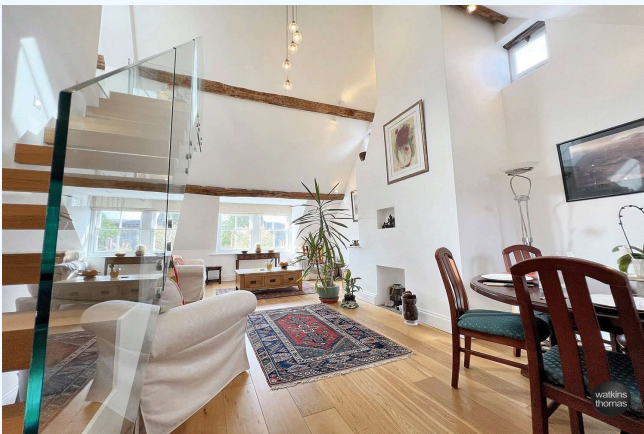
Open to the roof apex and offering an exceptional volume of space the room has double glazed sash windows enjoying a southerly aspect across roof tops and gardens to The Cathedral in the distance, two high level double glazed windows and a further double glazed window to East Street with the bell tower of The Butter Market in the distance. Fire recess, exposed ceiling timbers, stainless steel light switches and a fine oak stairway with glass panels lead to the upper floor, under floor heating control unit and wood flooring.



The Kitchen

3.05m (10'0) x 2.01m (6'7)

With a double glazed sash window to the front, sunken ceiling lights, exposed ceiling timber and extensively fitted with soft close base cupboard and drawer units with marble working surfaces over, marble upstand and eye level cabinet, tall storage cupboard and built-in fridge and freezer units. Stainless steel sink unit with mixer tap over, built-in electric oven with four ring gas hob over, splash back and stainless steel cooker hood over. Recess with plumbing for washing machine and oak floor.



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The Master Bedroom Suite

Which in three parts comprises:

Entrance Lobby

1.47m (4'10) x .86m (2'10)

With sunken ceiling lights, oak flooring, door to the en-suite shower room and opening to:

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Bedroom 1

7.59m (24'11") x 5.72m (18'9")

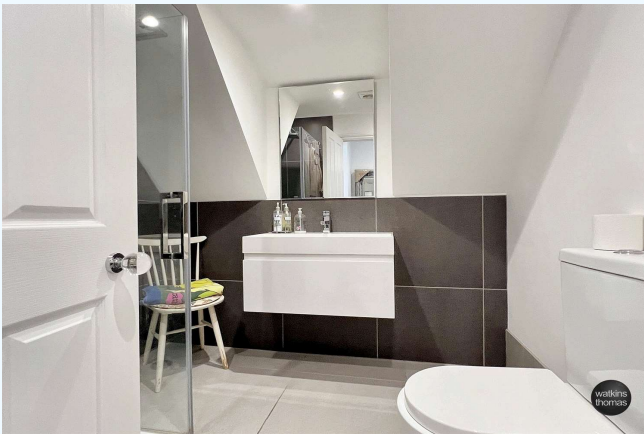
Open to roof apex and with substantial ceiling timbers, high level window, further sash window and a pair of double glazed doors to a balconette with views across City roof tops. Oak flooring, two sets of double wardrobe cupboards and underfloor heating control unit.



The En-Suite Shower Room

2.18m (7'2") x 2.06m (6'9")

Beautifully appointed and with extensively tiled walls, tiled floor and a wide shower cubicle with thermostatically controlled twin headed shower unit, vanity wash basin with drawer unit below and mixer tap with mirror over together with low level wc. Ladder type radiator, mirror and extractor unit.



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Bedroom 2

3.91m (12'10") x 3.15m (10'4") (plus door recess)

With a double glazed sash window, oak flooring and with three double wardrobe cupboards (one containing control units for underfloor heating and heated towel rails), exposed ceiling timber and ceiling lights.

Bathroom

2.49m (8'2") x 1.83m (6')

With a picture window view of The Cathedral and City gardens through a double glazed sash window. White suite comprising bath with shower attachment to taps, low level wc and wall hung wash basin with mixer tap. Fitted mirror, sunken ceiling lights, tiled floor, ladder type radiator and extractor vent.



ON THE UPPER FLOOR:

Study Area 1

3.73m (12'3") x 1.96m (6'5")

Having pitched ceilings with glazed velux roof light, exposed wall timbers, wooden flooring and door to:

Study Area 2

3.2m (10'6") x 2.64m (8'8")

With a double glazed velux roof light, exposed beam and oak floor boards. Central heating boiler.



OUTSIDE:

There are shared patio and lawned garden areas which enjoy a southerly aspect.



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COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

TENURE

It is understood that a 1/7th share of the freehold is owned.

SERVICE CHARGE

Current service charge is approximately £1,300 p.a. (subject to confirmation).

SERVICES

Integrated fire alarm system with hard wired smoke detection units throughout.

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.

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VIEWING

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

DIRECTIONAL NOTE

102 East Street lies in central Hereford just off Church Street which runs from The Cathedral to Herefords High Town.

FOR FURTHER INFORMATION

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

7th May 2025

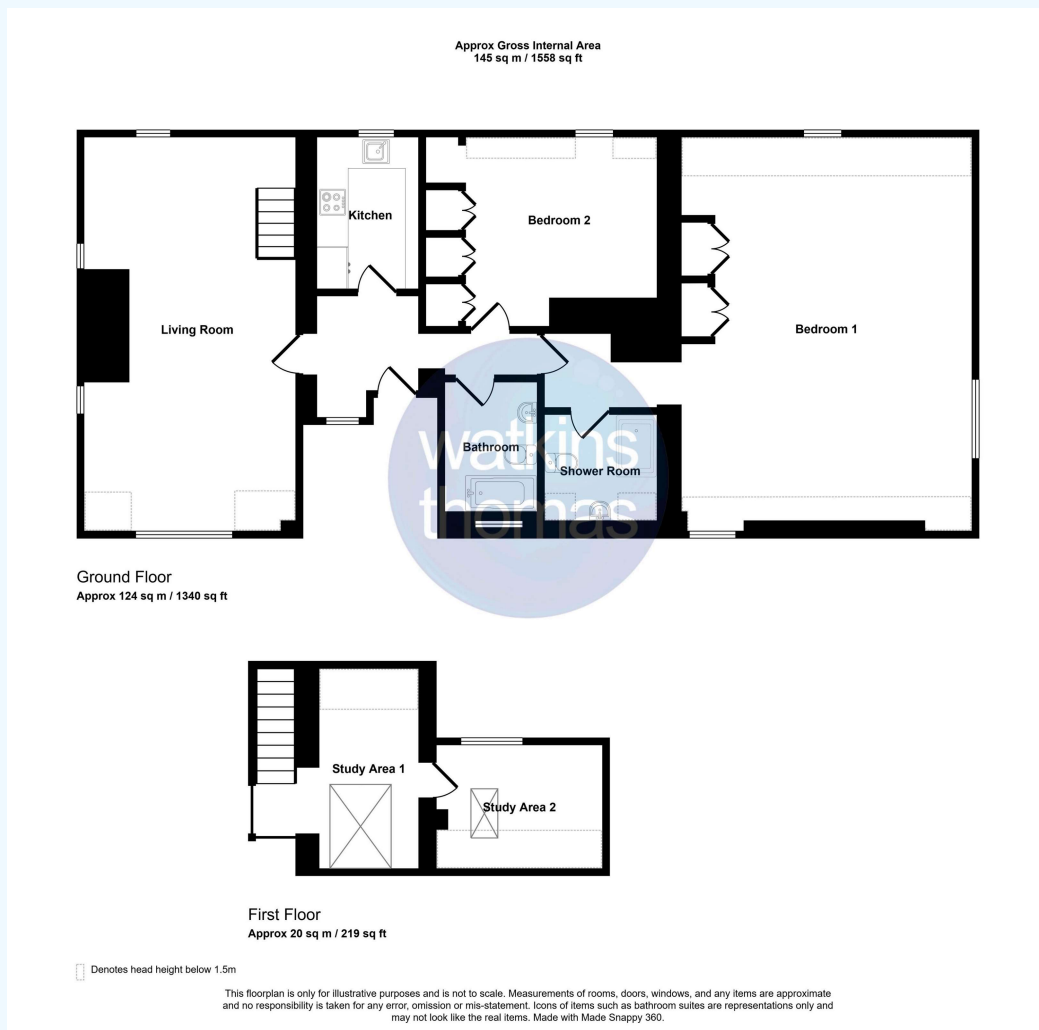
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ENERGY PERFORMANCE CERTIFICATE

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.

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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