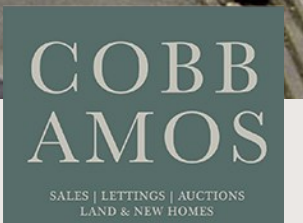


Flat 4, 102, East Street, Hereford, HR1 2LW
Price £299,950



Flat 4, 102 East Street Hereford

Nestled in the heart of Hereford on East Street, this charming ground floor apartment offers a delightful blend of historical elegance and modern comfort. Spanning an impressive 1,055 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or older downsizers.

Located within the vibrant city centre, this tasteful conversion offers spacious open plan living, modern kitchen with integrated appliances and it's own private outside courtyard area.

Built in 1750, the original building is Grade II listed and in 1885 became the Hereford Conservative Constitutional Club. This property is steeped in history, showcasing the architectural beauty of the Georgian era. The high ceilings and large windows allow natural light to flood the space, creating a warm and inviting atmosphere throughout.

This unique property presents a rare opportunity to own a piece of Hereford's history while enjoying the comforts of contemporary living. Whether you are looking to invest or find your next home, this Georgian apartment on East Street is not to be missed.

- Ground floor period apartment
- Two double bedrooms
- Private courtyard gardens
- Large open plan living space
- Bathroom & En-suite shower
- Kitchen with integrated appliances
- Character period features
- Tasteful & sympathetic conversion
- Historic period building
- No onward chain

Material Information

Price £299,950

Tenure: Leasehold

Local Authority: Herefordshire

Council Tax: D

EPC: C (75)

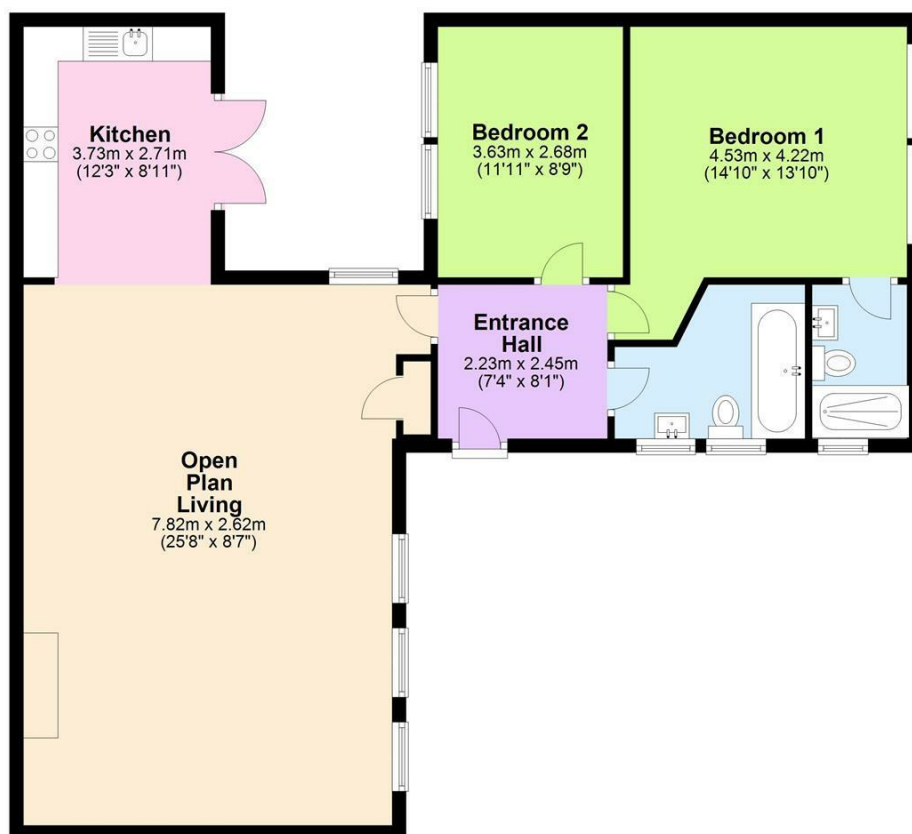
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor

Approx. 95.0 sq. metres (1022.6 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

The apartment forms part of this wonderful building with the property itself is situated in the garden and would have been either a coach house or a former stable. This property has vaulted ceilings, exposed rafters, oak hardwood flooring with under floor heating throughout, a fully integrated kitchen, large open plan living space, two double bedrooms, en-suite shower room and family bathroom along with two private courtyards as well as use of the communal gardens.

Property Description

The Georgian building has retained much of its character following its conversion which was completed around 2014 and is entered via the main door from East St into a communal hall which leads you to the rear landscaped gardens where you will find a gate on the left hand side that accesses the property. Entered via a stone courtyard garden, the main entrance door opens into the entrance hall with wooden flooring and doors leading off to all rooms. To the left, the door opens into the main open plan living space that has double glazed sash windows overlooking the courtyard, fitted shelving, fitted storage cupboard, further window to the smaller courtyard, and is open to the kitchen. With a vaulted ceiling featuring exposed wooden beams, matching range of high gloss wall and base units under a granite worktop and integrated appliances including fridge freezer, dishwasher, washing machine, oven and an induction hob with extractor over. Patio doors open out into the smaller private courtyard.

From the hall can be found the bathroom with tiled floor, heated towel rail, vanity sink unit, WC and panel bath with shower attachment over. The next door opens into a large double bedroom with high level double glazed windows and vaulted ceiling with Velux windows, a door leads into the en-suite shower with tiled floor, vanity sink unit and shower cubicle. Bedroom two is accessed from the hall and features sash windows overlooking the smaller courtyard.

Outside

The property is accessed via a gated entrance into its own courtyard area with stone slabs enclosed by brick walls which feels completely secluded and a world away from the hustle and bustle of city life. There an additional enclosed outside area off the kitchen also with slabs and at the rear of the main building is a communal garden, which is paved and partially laid to lawn. There is no parking space however previous residents have rented spaces in car parks close by.

Location

Located in a vibrant city centre area, you will find a variety of local amenities, independent and commercial shops, restaurants and bars, making it a prime location for both work and leisure. It also offers excellent transport links via bus or trains with many more amenities close by.

Services

All mains services are connected to the property
 Lease - 999 years from 2014 (988 years remaining)
 Peppercorn ground rent
 Service charge £1,275 per annum
 Freeholder is 102 East St Management Co and each owner is a shareholder of the management company

Broadband

Standard 19 Mbps 1 Mbps Good
 Superfast 80 Mbps 20 Mbps Good
 Ultrafast Not available Not available
 Networks in your area - Openreach

Indoor and Outdoor mobile coverage

Please check www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From the Hereford office, walk along King street, around the corner into Broad St and then turn right into East Street. Continue past Church St and the entrance to number 102 is found on the right hand side. What3words:///afford.area.meals

