

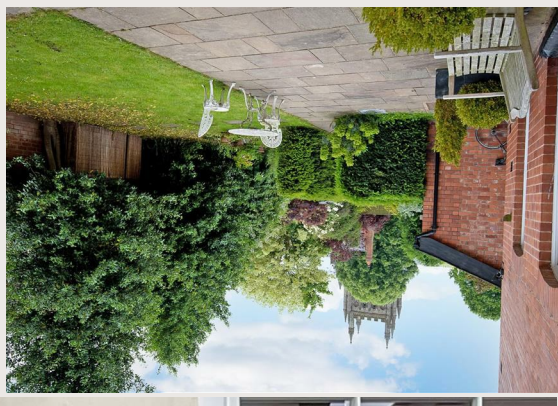














Flat 3, 102, East Street, Hereford, HR1 2LW
Price £289,000

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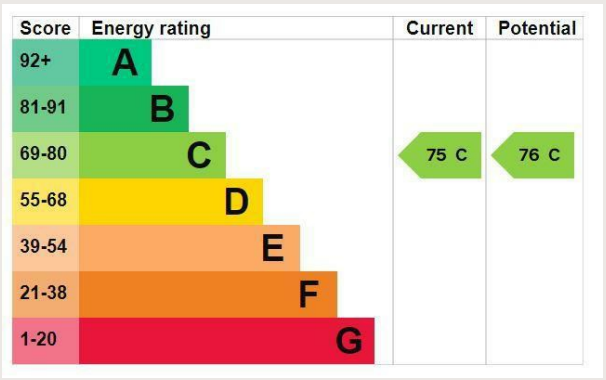
Flat 3, 102 East Street Hereford

Located within the vibrant city centre, this tasteful conversion offers spacious open plan living, modern kitchen with integrated appliances, two double bedrooms, en-suite shower room and communal gardens.
Originally built in 1750, the 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.
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 969 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or older downsizers.

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.

- Two double bedrooms
- Ground floor period apartment
- Large open plan living space
- Bathroom & En-suite shower
- Tasteful & sympathetic conversion
- Kitchen with integrated appliances
- Character period features
- Landscaped communal gardens
- City centre location
- No onward chain

Material Information
Price £289,000
Tenure: Leasehold - Share of Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (75)
For more material information visit www.cobbamos.com



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





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Apartment 3
East Street
Hereford

APPROXIMATE GROSS INTERNAL FLOOR AREA
90 sq m (969 sq ft)
© Cotswold Plans Ltd. 01386 430176
24.2.2016 ma/8838

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 and accessed through the garden This property has high ceilings, oak hardwood flooring with gas fired 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 the use of the communal gardens.

Property Description
The original Georgian building has retained much of its character following its conversion which was completed around 2014, it 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 door giving access to Flat 3. The main entrance door opens into a large spacious open plan living area with wooden flooring, high ceilings with inset spot lights and several sash windows to 3 aspects making the room very light and airy. At the far end is a modern high gloss kitchen consisting of a matching range of wall and base units with drawers under marble worktop with inset sink, gas hob with electric oven under and extractor fan over, integrated appliances including fridge freezer and electric floor heater.
A doorway leads into an inner hall with useful fitted storage cupboards and further cupboard housing the washing machine. The main shower room features a large shower cubicle vanity sink unit and WC, Bedroom one has a window to the side and door to the en-suite shower room the features a shower cubicle, vanity sink unit and WC. Bedroom two is a double room with window and fitted wardrobes along one side.

Outside
At the rear of the main building are well maintained landscaped gardens which are used on a communal basis between the apartments in the building and offer a tranquil outside space consisting of stone patio and lawn areas.
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 2018 (991 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

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

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

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



