



2, Charles Court, Hereford, HR1 2DQ
Price £135,000

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2 Charles Court

Hereford

Welcome to Coningsby Street, Hereford - a charming location for this delightful ground floor apartment! This property boasts a cosy reception room, perfect for relaxing or entertaining guests plus one bedroom and one shower room, this apartment is ideal for a single professional, a couple, or as a stylish pied-à-terre.

Situated in a prime location, this apartment offers convenience and comfort in equal measure. The living space provides a cosy yet functional layout, making it easy to maintain and keep clean. Built in 2004, this modern property combines contemporary features with a touch of character.

Whether you're looking for your first home, a rental investment, or a convenient city pad, this apartment on Coningsby Street has something to offer everyone. Don't miss out on the opportunity to make this charming property your own!

CALL 01432-266007 TO ARRANGE YOUR VIEWING

- Ground floor apartment
- One double bedroom
- Convenient City centre location
- Open plan living accommodation
- Fitted kitchen with appliances
- Gas central heating & double glazing
- Residents permit parking
- Wealth of local amenities close by

Material Information

Price £135,000

Tenure: Leasehold - Share of Freehold

Local Authority: Herefordshire Council

Council Tax: A

EPC: C (72)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

A purpose built, ground floor, one bedroom apartment in Hereford City centre. The gas centrally heated and double glazed accommodation comprises; communal entrance with stairs up, entrance hall, kitchen open to living room, double bedroom with box window and fitted wardrobe and bathroom with fitted suite including a shower cubicle.

Property Description

The property is entered from outside via a secure intercom operated entrance door into an immaculate communal hallway and stairs. The flat entrance door opens into the hall where there is an intercom and buzzer for the main front door, and doors leading off to all other rooms. The living room is open plan with the kitchen and has double glazed windows to the front and side aspects, ceiling spotlights and a radiator, the kitchen has wall units, base units and drawers under a rolled edge worktop with sink/drainier unit, gas hob and electric oven with extractor fan over, plumbing for washing machine, space for a fridge, double glazed window to the front, wall mounted gas boiler and useful breakfast bar. The double bedroom features ceiling and wall spotlights, fitted wardrobes with siding doors, hanging space and shelving and a box window to the side aspect making an ideal space for a desk or dressing table. The shower room benefits from a shower cubicle, fully tiled walls, heated towel rail, pedestal wash hand basin, low level WC, extractor fan and ceiling spotlights.

Outside

The property is approached by block paving to the main secured entrance doors where there is an intercom system and letterbox.

Residents of Charles Court can apply for a residents' parking permit from the local authority

Location

Charles Court is located at the end of Coningsby Street on the corner of Canal Road which is a stones throw from Commercial Road and all of the many bars, restaurants and takeaways that it offers. The County hospital, Hereford train station, the County bus station, Morrisons and Lidl supermarkets, Maylord Orchards and The Old Market shopping centre are all within 1/3 mile from the property. Within the direct vicinity can also be found schools, the historic City centre, Cathedral and river Wye.

Services

All mains services are connected to the property

Herefordshire Council Tax Band - A

Tenure - Leasehold - 999 years remaining - The owner will be a shareholder and director of the management company that owns the freehold. Service charge £150 per quarter.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 12 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Likely Limited
O2 Likely Limited
Vodafone Likely Likely

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

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.

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



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.

Directions

From the King Street office turn right onto Victoria Street, at the large roundabout take the second exit onto Blue School Street and continue to the traffic lights where you turn left onto Widemarsh Street. After a short distance turn right into Coningsby Street where the property is found at the far end on the left.

