



Flat 1 Highbury House, Broad Street, Leominster, HR6 8BT
Price £115,000

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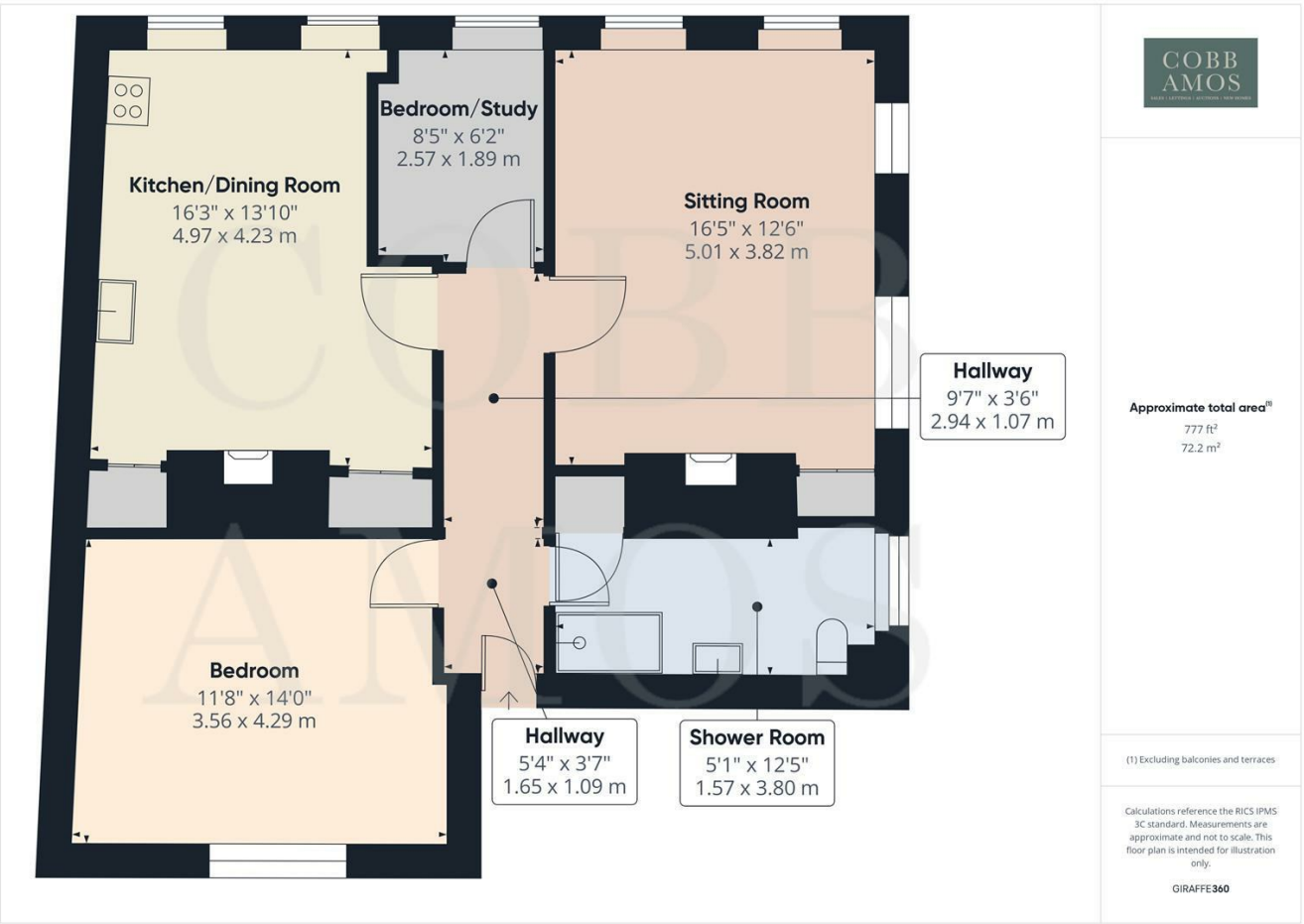
A unique opportunity to acquire a light and spacious Grade II listed two bedroom first floor apartment ideal for first time buyers or those looking to downsize as located within close walking distance of the popular Leominster town centre.

- GRADE II LISTED
- CHAIN FREE, PERIOD APARTMENT
- TWO BEDROOMS
- LARGE SHOWER ROOM
- SASH WINDOWS, OPEN FIRE
- FORMAL SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- WELL PRESENTED ACCOMODATION
- TOWN CENTRE LOCATION
- OFF ROAD PARKING

Material Information
Price £115,000
Tenure: Leasehold
Local Authority: Herefordshire
Council Tax: A
EPC: (null)
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

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.

Introduction
This period first floor apartment is situated in the heart of Leominster town and boasts character features, high ceilings and ample living accommodation. The light and spacious first floor accommodation comprises: entrance hallway, two bedrooms, shower room, sitting room, kitchen/breakfast room and off road parking.

Property Description
Entry begins into an entrance hallway which immediately showcases the building's tall ceilings and cornice detailing. To the left is a double bedroom with ample space for a selection of bedroom furniture. It also has picture railing and cornice detailing that is echoed throughout the flat reflecting the elegance of a bygone era. Directly opposite and to the right of the entrance hall is a shower room. The shower room has a modern shower cubicle, hand basin, WC, bidet and sash window for added light and ventilation. Further along the hallway and to the front of the building boasting three sash windows is the sitting room. With fireplace, storage cupboard and a light and airy feel this room would be a delightful spot for reading a book or receiving guests. Immediately next door is a single bedroom with sash window front aspect. This room could lend itself to becoming a study if required. The kitchen next door also has front aspect with two sash windows and is a generous size allowing for the addition of a breakfast table. There is a range of wall and floor units with housing for an electric oven and fridge/freezer and two built in pantry cupboards either side of a fireplace.

Services
Mains electric, water, gas and drainage.
Fireplaces have disconnected gas fires
Herefordshire Council Tax Band A
Annual Service Charge of £800
Annual Ground Rent £25
88 Years Lease remaining
There is a small car park for the flat which is shared.

Broadband
Broadband type Highest available download speed Highest available upload speed
Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach
Source: Ofcom Mobile Checker

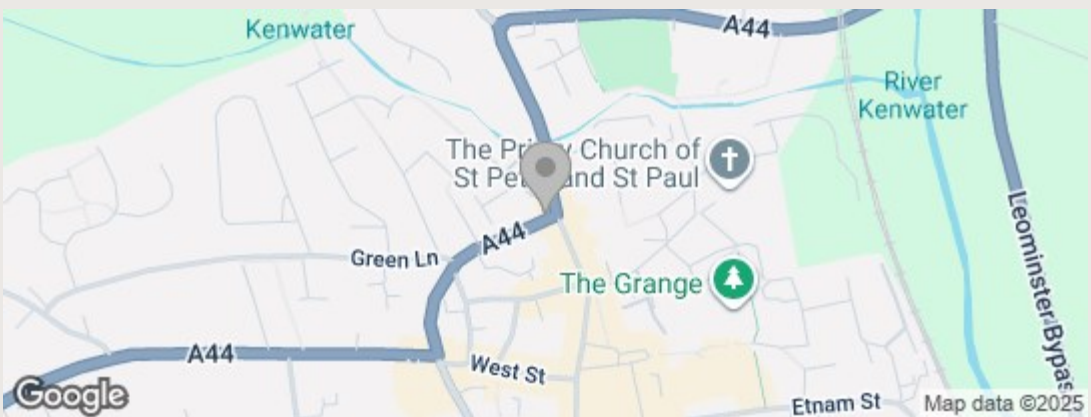
Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcome Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location
The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words
What3words:///approach.pods.indicated

Agent's Note
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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Directions
On leaving our office head right down Broad Street. Where Broad Street meets New Street cross the road and the property is on the corner (Barometer Shop).



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