



## Flat 6 Waterloo Rooms, Vicarage Street, Leominster, Herefordshire HR6

Converted Assembly/Ballroom Providing Unique Grade II Listed Property

Guide Price £105,000

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property



# Flat 6 Waterloo Rooms,

Leominster, Herefordshire HR6 8DS

- Set in a Convenient Position Just Off the Centre of the North Herefordshire Market Town of Leominster
- Unique and Individual First Floor Grade II Listed Flat Converted from an Original Assembly/Ballroom
- Offering Impressive Galleried Double Bedroom and Spacious Living/Dining Room
- Kitchen, Bathroom and Hallway
- Bay Window from Lounge Overlooking the River Kenwater
- The Flat Also Benefits From a Single Allocated Parking Space
- Being Sold Chain Free With Vacant Possession

*Guide Price*  
*£105,000*  
*Leasehold*

To arrange a viewing please contact us on

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#### LOCATION

Waterloo Rooms is situated just off Vicarage Street in a convenient position within walking distance of the centre of the market town of Leominster. The town itself offers a comprehensive range of amenities, including a number of traditional High Street shops, supermarkets, primary and secondary schools, doctor and dental surgeries, leisure facilities including swimming pool and good transport links to include a train station. The Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of amenities can be found. The popular and picturesque South Shropshire town of Ludlow is also close to hand.

#### BRIEF DESCRIPTION

This unique and individual Grade II Listed first floor flat, converted from an original assembly/ballroom, offers spacious accommodation for a one bedroomed property. Accessed from a shared courtyard area to the rear off Vicarage Street, an external communal staircase leads up to the glazed inset front door which opens to a good sized reception hallway. A door then opens through to a spacious living/dining room, having high ceilings encompassing the balcony bedroom overlooking the living room. Forming a feature to the room is a large bay window which overlooks the River Kenwater. The room has ample space for both living area and dining table and benefits from two wall mounted electric night storage heaters, ceiling and wall lighting, ample power points, television and telephone point.

An archway then leads through to the kitchen which offers a range of matching base and wall units with rolled edge work surfaces and separate granite work surface, inset stainless steel sink unit with tiled splashback and 4 ring electric hob with electric oven and grill below and extractor hood above. There is further space for appliances including space and plumbing for a washing machine and fridge. There is fluorescent ceiling lighting and power points fitted.

Off the reception hallway, the bathroom comprises a suite to include a panelled bath with hot and cold tap over with shower screen fitted and electric shower above. There is a low flush w.c. and pedestal hand basin, ceiling lighting and extractor fan fitted. Also, off the hallway is a useful storage cupboard and separate airing cupboard which houses the factory insulated hot water cylinder and wood slatted shelf below.

From the living area, a staircase with handrail leads up to the spacious galleried double bedroom which overlooks the living space, having attractive ceiling cornices which continue throughout the room, wall lighting, ample power points, television and telephone point and central ceiling fan.

Outside, the property benefits from a single allocated parking space and is within easy walking distance of the town centre.

This delightful flat has its own character and charm and would be ideal for a young couple or first time buyer looking to start out on the property ladder, offering generous living space for a property in this price range. It also could attract a buyer wishing to be within convenient walking distance of the town centre, or alternatively would suit the investment buy to let market.

Viewing is highly recommended to appreciate the unique nature of the flat.

#### ROOM MEASUREMENTS

Reception Hallway - 2.08m x 1.75m (6'10" x 5'9")  
Living/Dining Room - 6.99m x 4.55m max (22'11" x 14'11" max)  
Kitchen - 2.41m x 1.83m (7'11" x 6'0")  
Bathroom - 2.08m x 1.70m (6'10" x 5'7")  
Bedroom - 6.07m x 2.75m (19'11" x 9'0")

#### LEASEHOLD DETAILS/FEES

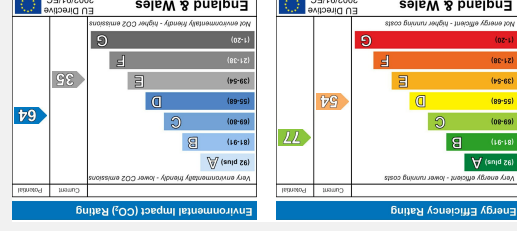
The flat is leasehold with the term of the lease 999 years from the 1st August 1994. There is a months management fee of £30 per month and a ground rent of £51.47 per year.

#### SERVICES

Mains Electricity, Gas, Water & Drainage.



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.



Strictly by prior appointment via the Agents, Jackson Property, Tel. 01568 616000.

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are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

OUTGOINGS  
Council Tax Band: A.  
LOCAL AUTHORITY  
Herefordshire Council. Telephone 01432 260000.



Total area: approx. 61.1 sq. metres (657.9 sq. feet)