



Apartment 4, 27 Eign Road
, Hereford, Herefordshire, HR1 2RU

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property

Offers Over £160,000

Former Confectionery Store Converted into Four Executive Apartments | Two Bedroom Apartment with High Quality Fixtures and Fittings | Two Parking Permits available | New UPVC Double Glazed Windows Throughout | Within Walking Distance of the City Centre | 25% Share of the Freehold with each Apartment | **PRICES FROM £160,000**

Situation

The property is in an excellent location, just over 1 mile from the city centre, in a sought-after residential area which has access to an excellent range of local amenities. These include St Paul's and Hampton Dene Primary school, and the Bishop of Hereford Bluecoat Secondary School. The property is well located for Hereford Cathedral School, local Colleges, veterinary surgery, churches, shops and public houses, with regular bus services into the city centre if required. The city centre is home to a vast range of amenities including cinema, leisure centres, shopping, restaurants and bus and rail stations.

Description

This former confectionery shop has been converted into four executive apartments. All offering uniquely designed spaces with high quality fixtures and fittings. The apartments will boast high specification kitchens, cast iron radiators, chrome light switches and sockets, and new UPVC windows in anthracite grey. Each apartment will have a intercom telephone system connected with the communal front door to allow visitor access. Permit parking is available for all apartments.

Apartments 3 and 4 are accessed via the rear of the property through a private courtyard. The courtyard is a communal space shared by Apartments 3 & 4.

Apartment 4 has its entrance on the first floor benefiting from an entrance hall offering a great space for storage and coats before stairs lead up to the top floor where all the principle rooms are found. Both bedrooms are large doubles with Velux windows and Bedroom 2 incorporating a large storage cupboard in the eaves. The shower rooms is fitted with a modern suite with walk in shower cubicle. The open plan living space is a great space for entertaining, with dual aspect windows creating a light and inviting room. The kitchen is neatly placed within the eaves, fitted with wood effect surfaces, Belfast sink, single oven, induction hob and integrated fridge/freezer and washer dryer.

Services

Mains water, electric and sewage are connected.

All apartments are fitted with a heatraesadia electromax combined electric flow boiler. These provide heating and hot water with an economy 7 supply.

Lease

The apartments are sold with a 25% share of the Freehold. The details of the lease are to be confirmed.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they 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 made without responsibility and are not to be relied upon as 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.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the

appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property. We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

September 2020



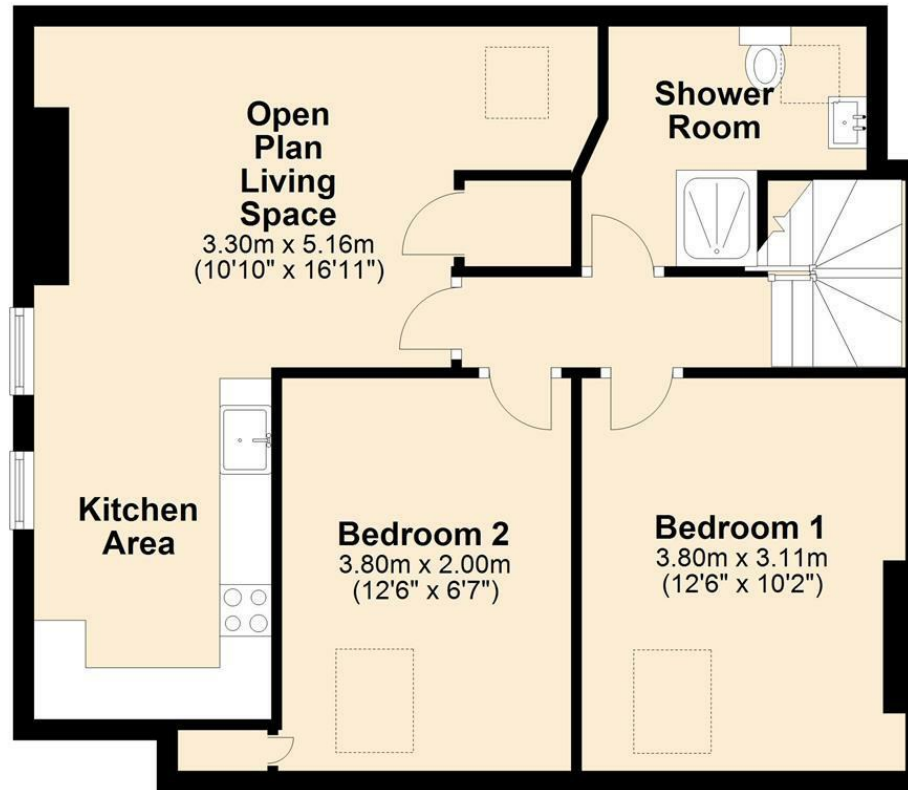
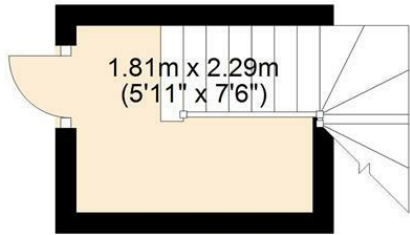
To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Apartment 4

Approx. 64.8 sq. metres (697.4 sq. feet)

Entrance Apartment 4

Approx. 4.1 sq. metres (44.6 sq. feet)



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(91-101) A				(91-101) A			
(81-90) B				(81-90) B			
(61-80) C				(61-80) C			
(51-60) D				(51-60) D			
(31-50) E				(31-50) E			
(21-30) F				(21-30) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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