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## Apartment 2, St James Court, St Owen Street, Hereford, HR1 2QD

*'In a central position with gated entrance an exceptional ground floor, two bedroom apartment which is centrally heated and double glazed'*

**£187,500 (Leasehold)**

# Apartment 2, St James Court, St Owen Street, Hereford, HR1 2QD

## LOCATION

St James Court is located off St Owen Street just to the east of central Hereford which can be described as a prestigious re-development scheme of apartments. Hereford City Centre is within easy walking distance with its range of facilities and amenities. Also within easy reach is the bus station and railway station.

## DESCRIPTION

2 St James Court is a purpose built ground floor apartment which has a private access. This exceptional property is well presented throughout and features hallway, an open plan kitchen/living room, two double bedrooms (one of which is en-suite) and a bathroom. The property has allocated parking and in more detail the property comprises:

### ON THE GROUND FLOOR ONLY:

A self contained entrance door with adjacent deep double glazed panels opens to the:

#### Reception Hall

4.39m (14'5) x 1.3m (4'3) (widening to 6'3)

With feature doors with inlay to the bedrooms, bathroom and living room with hardwood surrounds and skirting boards. Radiator.

#### Open Plan Living/Dining/Kitchen

3.76m (12'4) x 7.21m (23'8) (maximum)

Which in parts comprises:

#### The Living/Dining Area

3.68m (12'1) x 4.52m (14'10) (17' into bay)

With a sash double glazed bay window area, radiator, feature wooden skirting boards and with a 7'3 wide opening to the:



#### Kitchen

2.06m (6'9) x 2.21m (7'3)

Attractively appointed and with fitted high gloss base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Recess with plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob over and stainless steel cooker hood above, concealed fridge, built-in dishwasher and with a wall mounted gas fired combination boiler which provides central heating and domestic hot water.



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### Bedroom 1

3.66m (12'0) x 3.58m (11'9)

With double glazed sash windows, radiator, stripped skirting boards and door to:



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### En-Suite Shower Room

3.05m (10'0) x 1.22m (4')

With a wide shower cubicle with tiled walls and sliding screen door with thermostatically controlled shower unit, low level wc and pedestal wash basin with mixer tap. Tiled course over, extractor unit and double glazed window.



### Bedroom 2

3.61m (11'10) x 2.92m (9'7)

With a pair of double glazed sash windows . Radiator.

### The Bathroom

3.05m (10'0) x 1.68m (5'6) (plus door recess)

With bath having shower mixer tap attachment, tiled surrounds and screen, pedestal wash basin with mixer tap and low level wc. Extractor unit, cupboard and ladder type radiator.



### OUTSIDE:

St James Court is set behind a gated entrance.

The property has the benefit of a double car length parking space. There is also visitor parking on site.

### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### Lease

The property is held on a leasehold basis for a term of 99 years.

## **Apartment 2, St James Court, St Owen Street, Hereford, HR1 2QD**

### **Service Charge & Ground Rent**

The current service charge is in the sum of £75pcm (to be confirmed).

The current ground rent is £50 per annum (to be confirmed).

Apartment 2 owns a 1/9th share of the freehold.

Details obtained September 2024.

### **SERVICES**

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### **VIEWING**

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### **DIRECTIONAL NOTE**

from central Hereford proceed along St Owen Street, pass over the traffic lights and St James Court will be identified on the right hand side behind the controlled entrance gates.

### **FOR FURTHER INFORMATION**

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**28th March 2025**

ID39267

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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

