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Apartment 7, St James Court, St. Owen Street, Hereford, HR1 2QD

'In a central position with gated entrance a well presented, one bedroom ground floor apartment with double glazing, gas central heating, new fitted carpets throughout, allocated parking and private south facing courtyard garden'

£160,000 (Leasehold)

Residential Sales and Lettings

Apartment 7, St James Court, St. Owen Street, Hereford, HR1 2QD

LOCATION

St James Court is located off St Owens 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 and is also within easy reach of the bus and railway stations.

DESCRIPTION

7 St James Court is a purpose built, ground floor apartment with private access. This exceptional property is well presented with new fitted carpets throughout and comprises entrance hall, bedroom, living room, kitchen and shower room. The property also has the added benefit of a private south facing garden, allocated parking and in more detail comprises:

ON THE GROUND FLOOR:

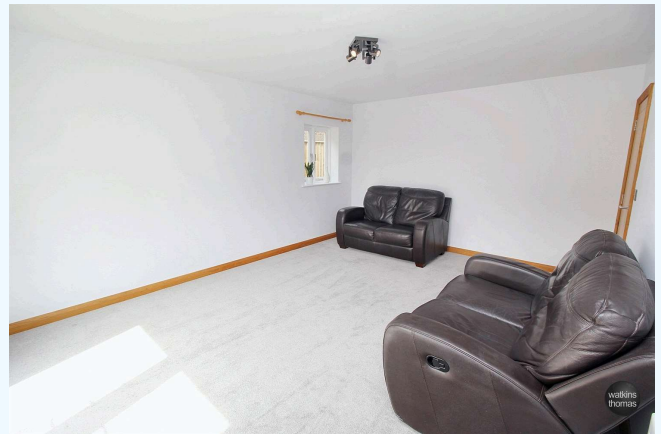
Reception Hall

Entrance door leading to the reception hall with panelled radiator, thermostat for central heating, intercom phone system, storage cupboard with hanging rail and smoke alarm. Feature doors with hardwood surrounds to living room, kitchen, bedroom and shower room.

Living Room

5m (16'5) x 3.76m (12'4)

With French doors giving access to the garden, panelled radiator, television point, telephone point and rear aspect double glazed window.



Kitchen

3.76m (12'4) x 2.13m (7')

With a double glazed window, fitted with high gloss base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Sink drainer, integrated fridge with freezer compartment, Bosch integrated electric oven with Hotpoint hob with cooker hood over. Integrated Neff dishwasher, wall mounted Worcester gas central heating boiler, plumbing and space for washing machine, panelled radiator, smoke alarm and space for breakfast table.



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Bedroom

3.94m (12'11) x 2.67m (8'9)

With double glazed window, panelled radiator and television point.



Shower Room

1.91m (6'3) x 1.63m (5'4)

With a double glazed window, double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, extractor fan, shower boarding to the shower area, fully tiled wall surround and vinyl flooring.



OUTSIDE:

The property has a private south facing garden which is laid to slabs and enclosed by fencing. A gate gives access to the allocated parking area where there is space for double length parking. There is also visitor parking on site.



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COUNCIL TAX BAND A

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.

TENURE

The property is held on a 99 year lease which runs until 22nd May 2116.

SERVICE CHARGE & GROUND RENT

The current service charge is £75 pcm (as of August 2025).

The current ground rent is £50 PA (as of August 2025).

Apartment 7 owns 1/9th share of the freehold.

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 is indicated on the right hand side, behind controlled entry gates.

13th August 2025

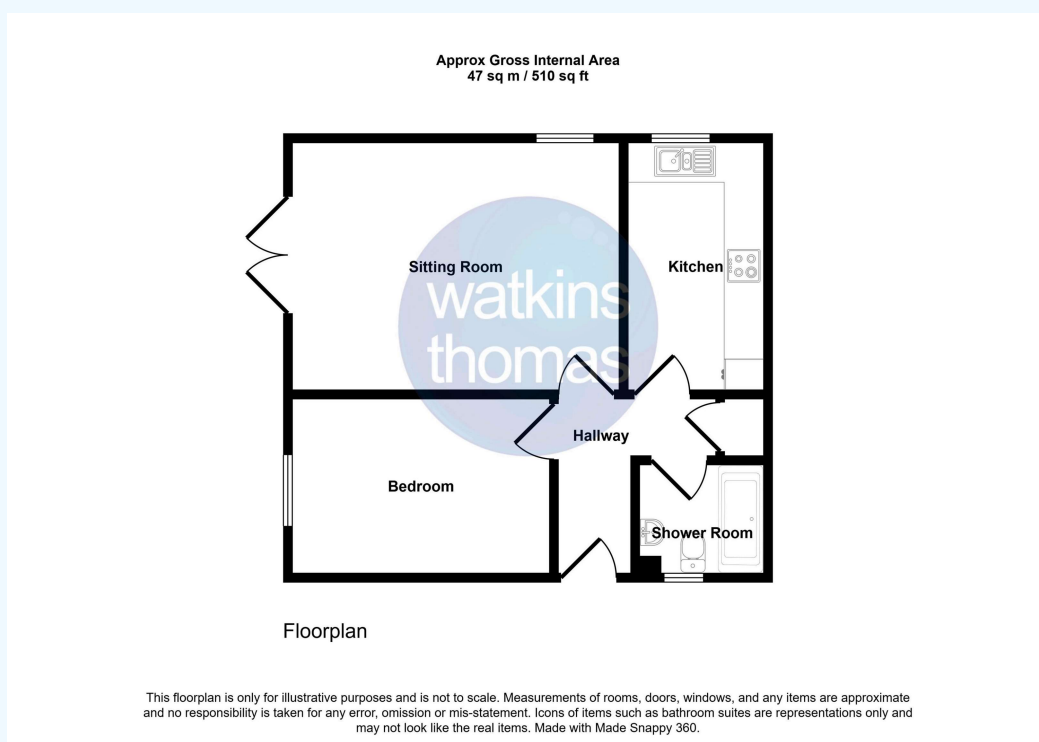
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ENERGY PERFORMANCE CERTIFICATE

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.

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.



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