



Victoria Court, Eign Street, Hereford, HR4 0AW

Guide Price £250,000

🛏️ 2 🪑 2 🚗 2



An Immaculate Modern 2 Double Bedroom Apartment, situated in a prime position on Eign Street just a 5 minute walk into Hereford City Centre. Includes twin balconies and designated parking.

Entrance Hall – Kitchen/Dining Room – Sitting Room with Balcony – Bedroom 1 With Ensuite & Balcony – Further Double Bedroom – Bathroom – Storage – Designated Off-Road Parking

Set within the grounds of a historic Victorian eye hospital now converted into apartments, this exclusive complex has been finished to a high standard throughout, offering a well maintained modern living space. The accommodation includes two balconies and further juliet balconies, two double bedrooms, main bathroom, ensuite, kitchen/diner and a large reception room space. Upgrades to this luxury abode include fitted sound system with ceiling speakers, underfloor heating, video entry intercom system and integrated appliances.

Set back from the road on Eign Street just before Whitecross Road, the property enjoys easy access to a wide range of local amenities, including a short 5 minute walk to High Town and the City Centre. Two supermarkets, petrol station and public house are all just a stone's throw away.

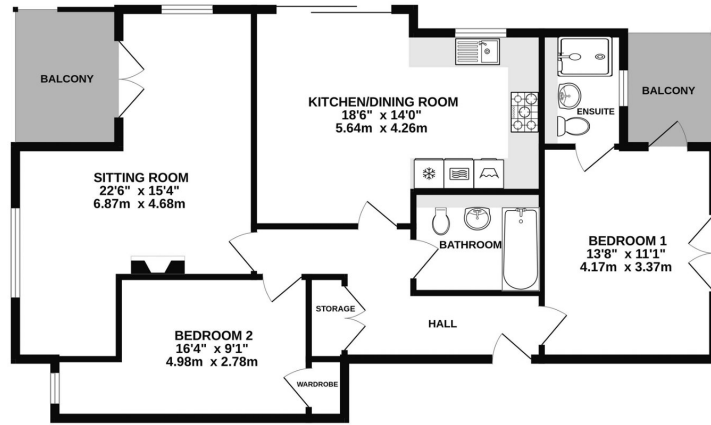
The Property

Entrance Hall – Fitted in warm textured wood laminate flooring, which runs through the hall and into the kitchen/diner. The hall include ample space for coats, with a handy storage closet housing the underfloor heating manifold & controls, as well as the consumer unit. Mounted on the wall is a video intercom entry system for the front door into the building.

Sitting Room – Spacious carpeted main reception room at the rear of the apartment, well-lit by dual aspect windows and fully glazed French doors, which open directly out to the balcony. A focal point of the room is the fireplace, which runs on electric and has a tile hearth



FIRST FLOOR



TOTAL FLOOR AREA - 948 sq ft (88.1 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The fixtures, fittings and appliances shown have not been visited and no guarantee as to their operability or efficiency can be given.
 Made with Metrepro ©2013

- Designated Off-Road Parking
- Ideal for First Time Buyers or Investors
- No Onward Chain
- Walking Distance to City Centre
- 2 Private Balconies
- Spacious 2 Double Bedroom Apartment

