

**3 Queen Alexandra House Bluecoats Avenue
Herford, Herfordshire SG14 1PB
£1,550**





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This one bedroom apartment is located within one of Herford's architecturally iconic buildings, Queen Alexandra House in Bluecoats is situated right in heart of Herford, with all amenities within a 5 minutes walk. In addition the property has allocated parking.

This exceptional apartment forms part of this stunning converted building designed and finished beautifully to the highest standards, with top of the range appliances and quality fixtures and fittings.

Converted within the last few years and located within this gorgeous building, close to the train stations, providing a direct link into London. Stunning individuality, spectacular spaces and exquisite detailing all complement the extraordinary specification.

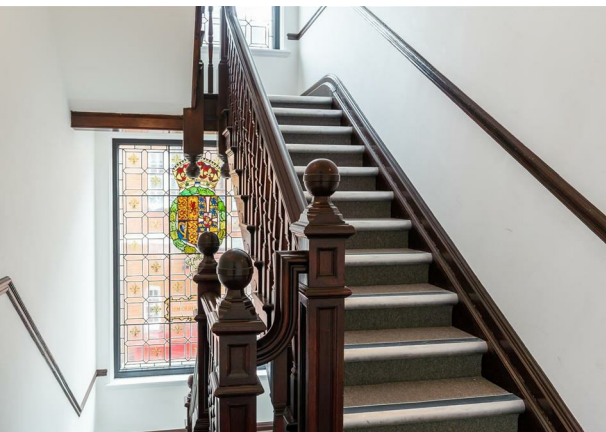
This property comes with an allocated parking bay and permit for the tenant to park their car in the private housing development.

This property also comes with a basement room for the tenant to enjoy private storage for their bikes as well as other items.

Fully Furnished with high end furniture.

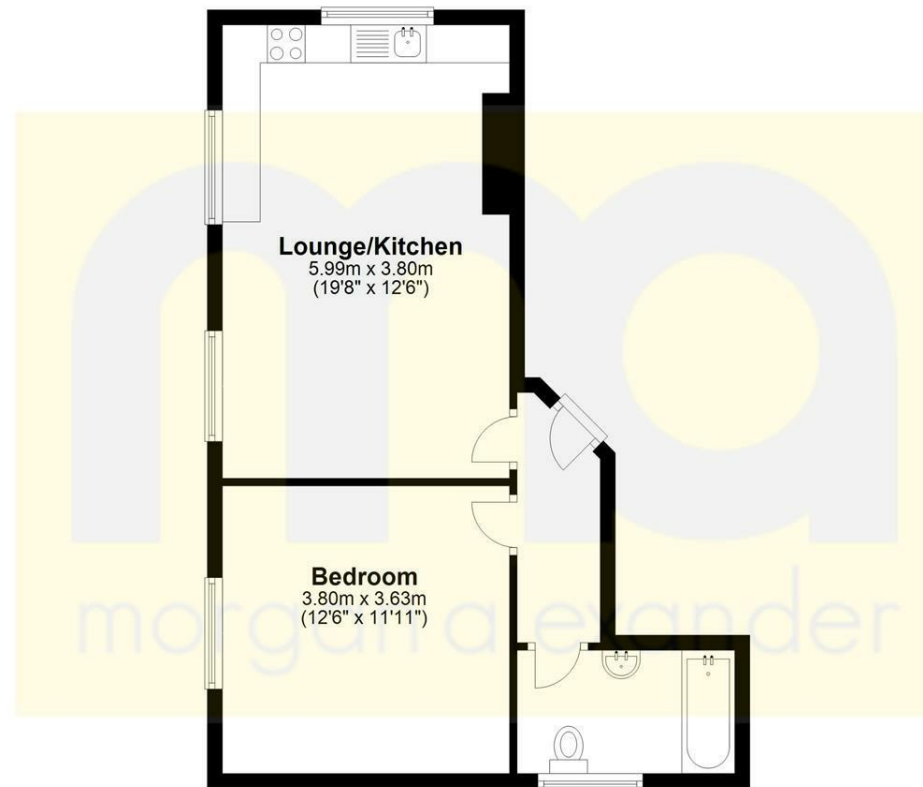
Available 24th June 2024





First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 45.5 sq. metres (489.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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