

**Queen Alexandra House 2 Bluecoats Avenue**  
Herford, SG14 1PB  
Guide price £350,000

**ma**  
morgan alexander





## Queen Alexandra House 2 Bluecoats Avenue Herford, SG14 1PB

This outstanding apartment forms part of a thoughtfully converted building, finished to an exceptional standard throughout. The design blends character with contemporary living, featuring high-quality fixtures, elegant detailing, and a specification that comfortably sits above the typical standard for similar properties. The living space is both stylish and functional, complemented by a well-appointed kitchen fitted with premium appliances, and a bedroom designed for comfort and practicality.

The building itself delivers a real sense of individuality, with impressive communal areas and a finish that reflects careful attention to detail. Its location is particularly compelling for commuters, with excellent links into London available from nearby stations.

Externally, the property benefits from an allocated parking space within the private grounds, something rarely available in such a central location. Further advantages include a private basement storage room, ideal for bicycles and additional belongings.

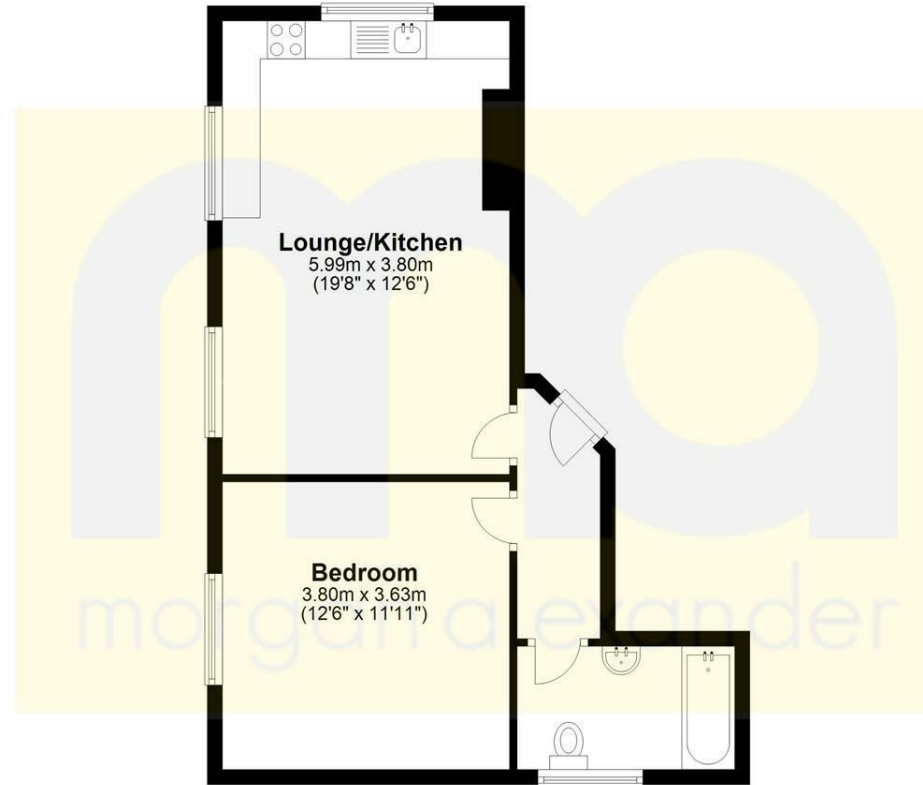
An often overlooked but highly valuable feature is the residents' right to manage the building. This provides genuine control over how the development is run, including maintenance standards and associated costs, giving owners a level of influence that is not commonly found.





## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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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