

**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 BOSCH 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. The building has video entry system.

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.

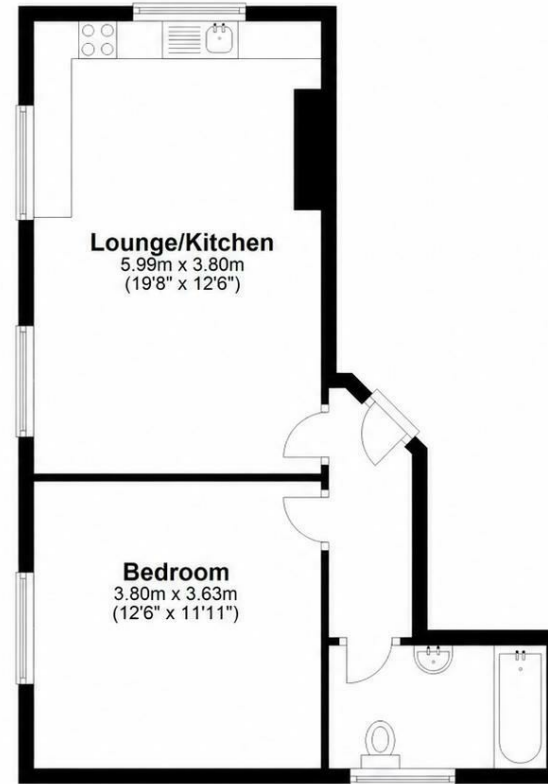
An often overlooked but highly valuable feature is the residents' right to manage the building. This provides genuine control over how the development is run, including maintenance standards and associated costs, giving owners a level of influence that is not commonly found. Total internal floor area: 505 sq ft





First Floor

Approx. 46.9 sq. metres (505 sq. feet)



Total area: approx. 46.9 sq. metres (505 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 (CO ₂) 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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