

**1 Page House Gilbertson Road  
Herford, SG13 7BF  
£350,000**





## 1 Page House Gilbertson Road Herford, SG13 7BF

Morgan Alexander are delighted to offer for sale this stunning luxury one-bedroom ground floor apartment, forming part of the recently completed and highly sought-after Page House development, perfectly positioned on the fringe of Herford town centre. Offered chain free with vacant possession, this exceptional home is ready for immediate occupation and presents an ideal opportunity for first-time buyers, downsizers, or investors alike.

Finished to an exceptional standard, this beautifully presented apartment has been thoughtfully enhanced by the current owner, creating a sophisticated and stylish living space that effortlessly combines contemporary design with everyday comfort.

The bright and airy open-plan living/dining area is complemented by elegant flooring and high-quality finishes throughout, while the apartment's ground floor position offers both convenience and accessibility. The bespoke kitchen has been completed to a high specification and features sleek cabinetry alongside integrated appliances, providing both style and practicality. The generous double bedroom is beautifully presented and complemented by ample fitted storage, while additional storage space throughout the apartment ensures excellent functionality. The contemporary bathroom is immaculately appointed with premium fixtures and fittings, continuing the property's luxurious feel.

Further benefits include secure allocated parking and a state-of-the-art video intercom entry system linked directly to your phone, offering both convenience and peace of mind within this well-maintained modern development. Located on Tamworth Road, Page House offers the perfect balance of peaceful residential living and convenient access to Herford's vibrant town centre amenities. Residents can enjoy an excellent selection of independent shops, cafés, restaurants, and leisure facilities, all within walking distance. Herford East station is just a short stroll away, providing direct links into London Liverpool S



# Approximate Gross Internal Area 543 sq ft - 50 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
	(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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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