



39 Townsend Court, Leominster, Herefordshire HR6 8TD

Well Presented 1 Bed First Floor Retirement Flat

Offers Over £65,000

**jackson**  
property



# 39 Townsend Court

Leominster, HR6 8TD

- Situated In Pleasant Location Set Just Off The Centre Of The Market Town Of Leominster
- A Well Presented First Floor Flat Forming Part Of A Delightful Complex Of Retirement Homes
- Offering One Double Bedroomed Accommodation
- Fully Double Glazed And Electric Heating
- Benefiting From A Range Of Communal Facilities Including Parking And Gardens
- The Property Is Being Sold With No Onward Chain And Vacant Possession

*Offers Over  
£65,000  
Leasehold*

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk





#### LOCATION

This first floor apartment forms part of a delightful complex of retirement homes, situated in a peaceful location a little off the centre of Leominster town.

The whole is more particularly described as follows:-

#### RECEPTION HALLWAY

With ceiling light, wall-mounted night storage heater, emergency pull cord, intercom system to front door, door to CLOAKS CUPBOARD with fitted shelving and further door to AIRING CUPBOARD with factory insulated hot water cylinder and slatted shelving. Doors then lead off to

#### LIVING/DINING ROOM 16'7" x 10'8" (5.06m x 3.25m)

With double glazed windows benefiting from a southerly aspect, overlooking the communal gardens to the rear, 2 ceiling lights, moulded cornice, 2 wall-mounted night storage heaters, telephone and television aerial point, ample power points and emergency pull cord. A door leads through to

#### KITCHEN 7'11" x 5'7" (2.41m x 1.70m)

Comprising a range of modern base and wall cupboards with rolled edge work surfaces to the base units with inset single drainer stainless steel sink unit. There is tiled splashback, space for cooker with electric cooker point, further recess for upright fridge/freezer and planned space for washing machine, further power points, ceiling light and extractor fan fitted.

#### DOUBLE BEDROOM 13'5" x 9'0" (4.09m x 2.75m)

With double glazed windows to the rear, ceiling light, wall-mounted electric panel heater, power points, telephone point, emergency pull cord and fitted double wardrobes with mirror-fronted sliding doors, hang rail and shelving.

#### BATHROOM 6'9" x 5'6" (2.06m x 1.68m)

With a modern suite in white comprising panelled bath with separate Triton electric shower above, low flush w.c. pedestal hand wash basin with tiled splashback, ceiling light, wall-mounted electric fan heater and extractor fan.

#### OUTSIDE

The flat is part of a delightful complex of retirement homes, tucked just off the centre of the market town of Leominster, and benefits from pleasant mature communal gardens and parking for residents and visitors.

#### OUTGOINGS

Council Tax Band: A

#### AGENTS NOTES

There is an Annual Ground Rent and Service Charge payable on a quarterly basis to the Housing Association in whose charge the management of the scheme rests. The monthly charge is approximately £158.89 and this covers items such as:

Resident's Manager, Alarm Maintenance, Cleaning of Communal Areas and Maintenance of the Grounds, Common Area Rates, Heating and Lighting, Building Insurance, Lift and Fire Equipment, Maintenance and Recycling Maintenance.

The Residents will be responsible for paying the Council Tax Charges and Charges for the Services on their own apartment, together with Contents Insurance.

#### SERVICES

Mains Electricity, Water (metered) & Drainage.

Night Storage Heaters

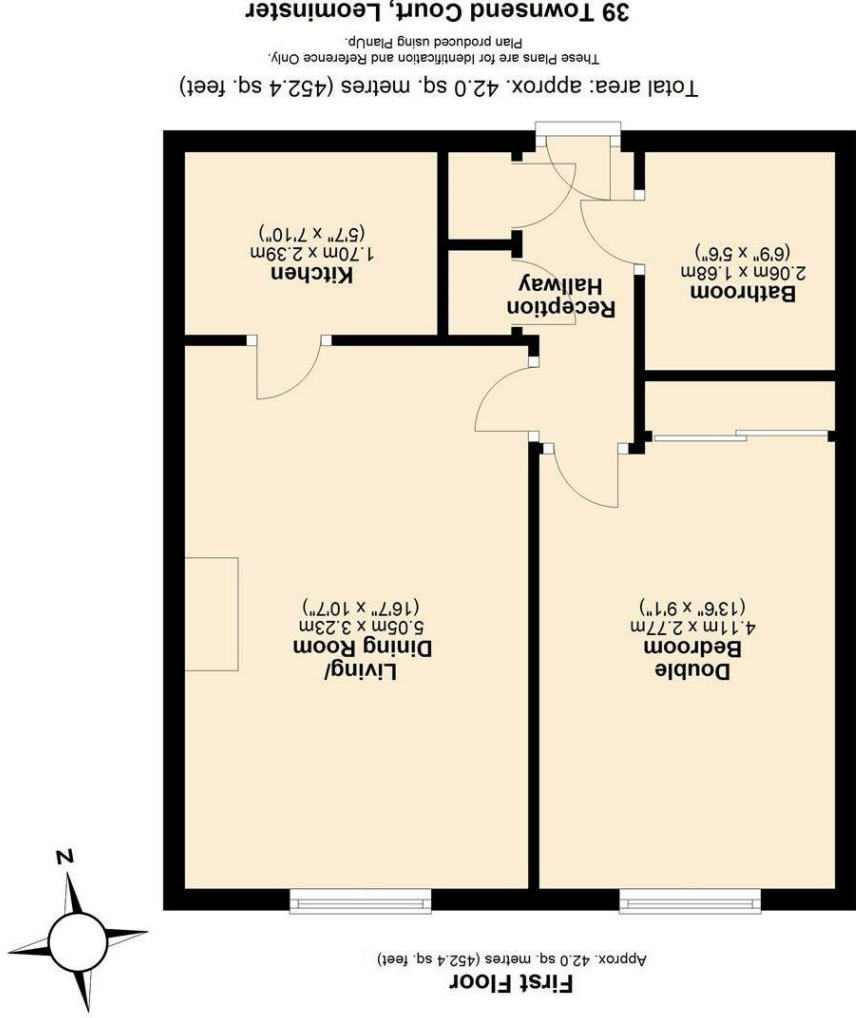
Telephone (Subject to B.T. Regulations).

#### LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.



**FEATURES**  
Entry Phone  
24 Hour Emergency Alarm System  
Residents Lounge and Kitchenette  
Residents Manager/Warden  
Heating and Lighting to All Communal Areas  
Lock to Main Entrance Door - controlled from each flat  
Locks to All Ground Floor Windows  
Residents Communal Washing and Drying Facilities  
Communal Parking and Garden Areas

**TERMS OF LEASE**  
The purchaser of the apartment must be at least 55 years of age and will be subject to an interview by the Housing Association.

**VIEWING**  
Strictly by prior appointment through the Agents, Jackson Property.  
Tel. 01568 610600.

Jackson Property (Leominster)  
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents for their purpose, the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

