



Flat 3 Ground Floor Pinsley Mill, Leominster, HR6 8NW
Brand New Well Appointed Apartment

£139,950



Flat 3 Ground Floor Pinsley

Leominster, HR6 8NW

- Modern Style Purpose Built Apartment
- Well Appointed Throughout
- Open Plan Kitchen/Living Room
- Built In Appliances
- 2 Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Fully Double Glazed
- 2 Parking Spaces
- Intercom Security System

£139,950

To arrange a viewing please contact us on

t. 01568 610600

leominster@bill-jackson.co.uk

www.bill-jackson.co.uk



An opportunity to purchase a Brand New Quality Apartment finished to a very high standard throughout and being located a short distance from the popular market town of Leominster. The town itself has a comprehensive range of amenities including a range of traditional High Street shops, a number of supermarkets, both doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and transport links to include both rail and bus station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found, with the picturesque South Shropshire town of Ludlow also readily available.

Pinsley Mill Gardens offers 12 well presented and generously sized Apartments, having good sized accommodation over a single storey to include Entrance Hall, with Radiator and Storage Cupboard, a wonderful Open Plan Living/Dining/Kitchen space which is light and airy and offers a good quality Kitchen with Fitted Appliances consisting of Washing Machine, Dishwasher, Fridge Freezer and Gas Hob, Electric Oven and Extractor Hood. Having a comprehensive range of Base and Wall Units and Worksurfaces over. There is a Worcester Boiler which supplies the Gas Central Heating.

The Apartment offers 2 Double Bedrooms and a good size Shower with Double Cubicle, Low Level WC and Wash Hand Basin. All benefitting from Double Glazing and Gas Fired Central Heating. Outside the property has a Secure Intercom Entry System, a useful Bin/Bike Store and 2 Private Parking Spaces.

Services

Mains Electricity, Gas, Water & Drainage.

Gas centrally heated

Telephone (subject to B.T. Regulations)

Outgoings

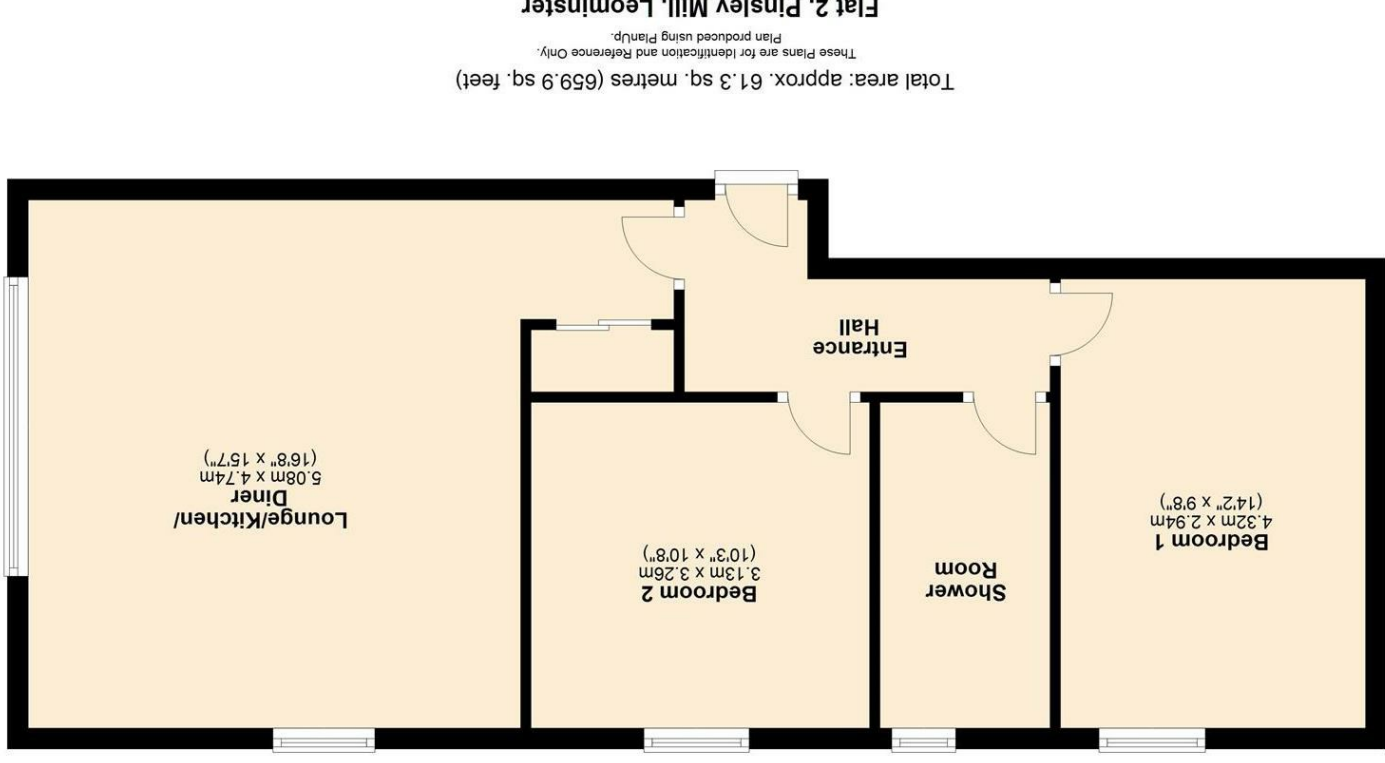
Council Tax Band: TBC

The Agents strongly recommend viewing to appreciate the size, quality of fittings and convenient position these apartments offer.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO ₂ emissions	A
Energy efficient - lower running costs	B	Environmentally friendly - lower CO ₂ emissions	B
Decent energy efficiency - lower running costs	C	Decent environmental credentials - lower CO ₂ emissions	C
Below average energy efficiency - higher running costs	D	Below average environmental credentials - higher CO ₂ emissions	D
Poor energy efficiency - higher running costs	E	Poor environmental credentials - higher CO ₂ emissions	E
Very poor energy efficiency - very high running costs	F	Very poor environmental credentials - very high CO ₂ emissions	F
Extremely poor energy efficiency - extremely high running costs	G	Extremely poor environmental credentials - extremely high CO ₂ emissions	G



Ground Floor
Approx. 61.3 sq. metres (659.9 sq. feet)

Flat 2, Pinsley Mill, Leominster
Total area: approx. 61.3 sq. metres (659.9 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.