



Flat 8 Townsend Court, Leominster, Herefordshire HR6 8TD

Well Presented 1 Bed Ground Floor Retirement Flat

Asking Price £85,000



Flat 8 Townsend Court

Leominster, Herefordshire HR6 8TD

- Situated in a Pleasant Location Set Just off the Centre of the Market Town of Leominster
- A Well Presented Ground Floor Flat forming part of a Delightful Complex of Retirement Homes
- Offering One Double Bedroomed Accommodation
- Fully Double-Glazed & Electric Heating
- Benefiting from a Range of Communal Facilities Including Parking & Gardens
- The Flat is Being Sold With No Onward Chain & Vacant Possession

Asking Price

£85,000

Leasehold

To arrange a viewing please contact us on

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



LOCATION

This ground 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:- From the communal ground floor hallway the front door opens to the:

RECEPTION HALLWAY

With ceiling light, wall-mounted electric night storage heater, intercom to front door and useful Cloaks Cupboard with fitted shelving and separate Airing Cupboard with factory insulated hot water cylinder. Doors then lead off to the

LIVING ROOM Max. 19'7" (5.97m) x 10'7" (3.23m)

With double-glazed bay window overlooking the front elevation and communal gardens. There are two ceiling lights, wall-mounted electric night storage heater, ample power points, television aerial point and electric heater with raised hearth and ornamental surround with mantel forming a central feature. A door then leads off to the

KITCHEN 7'9" x 5'8" (2.37m x 1.73m)

A modern kitchen offering matching base and wall cupboards with wood-effect rolled edge work surfaces to the base units with inset single drainer stainless steel sink unit with mixer tap. There is a tiled splashback, 4-ring electric hob and separate electric oven and grill below, planned space for upright fridge-freezer, fluorescent ceiling lighting, power points and extractor fan.

DOUBLE BEDROOM 13'4" x 9'2" (4.06m x 2.79m)

With double-glazed window to the front elevation, central ceiling light, wall-mounted electric panel heater, power points and telephone point fitted, fitted double wardrobe with sliding doors, hang rail and shelving and additional cupboards above.

A further door from the Reception Hallway leads to the

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

With a suite to include panelled bath, fully tiled surround and separate Mira Sports shower over, low flush w.c. pedestal hand wash basin, ceiling light, wall-mounted electric fan heater and extractor fan fitted.

OUTSIDE

The flat is part of a delightful complex of retirement homes 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 £157.25 and covers such items 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 Services on their own apartment together with Contents Insurance.

SERVICES

Mains Electricity, Water (metered) & Mains Drainage.
Night Storage Electric Heating
Telephone (Subject to B.T. Regulations).

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000



FEATURES

- Entry Phone
- 24 Hour Emergency Alarm System
- Resident's Lounge and Kitchenette
- Resident's Manager/Warden
- Heating and Lighting to All Communal Areas
- Lock to Main Entrance Door - controlled from each flat
- Locks to All Ground Floor Windows
- Resident's 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.

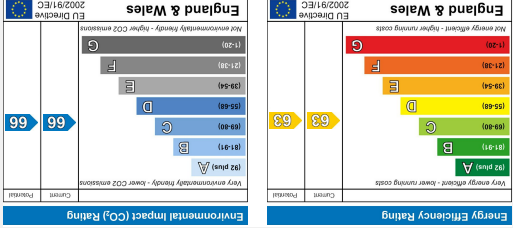
VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

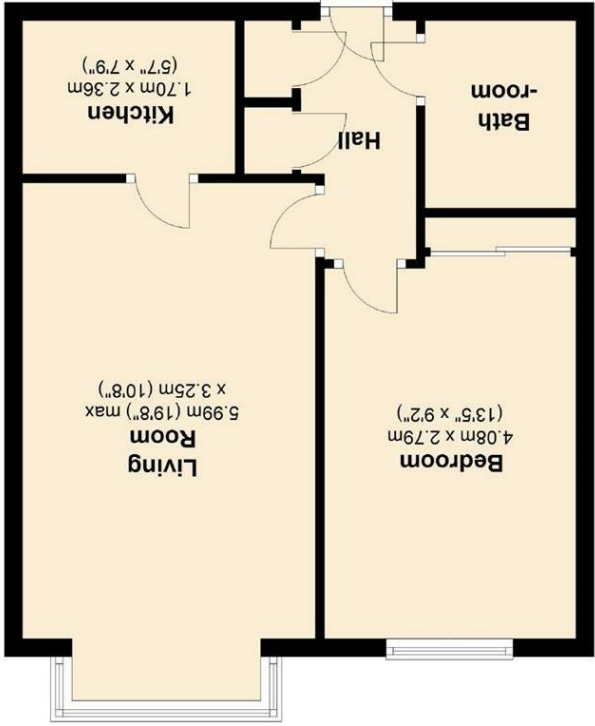
Jackson Property (Leominster)

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 to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Ground Floor
Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 42.8 sq. metres (460.4 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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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.