



14 Pinsley Mill Gardens , Leominster, Herefordshire HR6 8NW

Impressive Top Floor One Bedroomed Apartment

Asking Price £112,500



14 Pinsley Mill Gardens

Leominster, Herefordshire HR6 8NW

- Forming Part of an Impressive New Development on the Fringe of the Market Town of Leominster
- Impressive and Well-Appointed Second Floor Apartment Offering One Double-Bedroomed Accommodation
- Open-Plan Kitchen/Living/Dining Room with Well-Fitted Shower Room and Reception Hallway
- Gas Centrally Heated and Fully Double-Glazed
- Benefiting From a Single Allocated Parking Space

Asking Price
£112,500
Leasehold

To arrange a viewing please contact us on

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



LOCATION

Forming part of an exclusive new homes development set on the fringe of the market town of Leominster. The town itself offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links to include railway 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 and the popular South Shropshire historic town of Ludlow is also close to hand.

BRIEF DESCRIPTION

This impressive newly built top floor apartment is approached via a secure communal entrance hallway which leads through to the staircase leading to the second floor where there is a communal inner hallway and personal front door to the apartment. This opens to a good sized reception hallway with attractive wood-effect flooring with the benefit of a built-in cupboard housing the gas-fired central heating and also provides space and plumbing for washing machine. There is a personal intercom to the communal door and doors leading off to all rooms. Forming the heart of the apartment is the delightful open-plan kitchen/living/dining room with double-glazed windows to the side elevation and a further circular porthole window to the gable end. The kitchen offers a range of matching fitted base units with work surfaces over and inset sink. The kitchen comes with a range of appliances to include an integrated gas hob and electric fan oven and grill, dishwasher and washing machine. The room then opens out to a spacious living/dining area creating a lovely living space.

Further doors lead off the reception hallway to the double bedroom. A spacious room with double-glazed ceiling window with ample space for bed and additional wardrobe furnishings. The well-appointed shower room also leads off the reception hallway and includes a corner shower cubicle with mains shower over, close-coupled w.c. and hand wash basin with mixer tap hot and cold over and cupboards below, with again, attractive wood-effect flooring and double-glazed roof window.

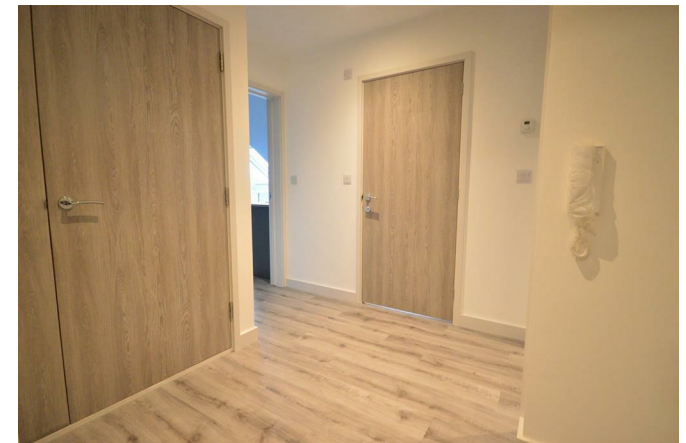
The apartment benefits from one allocated parking space and an outside storage unit, is fully double-glazed and gas-fired centrally heated. This offers an opportunity for a number of buyers whether they are starting out on the property ladder or looking to invest in a buy to let property creating a lovely home in a convenient position. Viewing is highly recommended.

LEASE

The flats have a 999 year Lease.
Initial Service Charge estimated £52.00 per month.
Management Company set up.
Peppercorn Ground Rent.
For further details contact the Selling Agents.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas centrally heated.
Telephone (Subject to B.T. Regulations)
Property has a LABC 10 year guarantee



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.

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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.

OUTGOINGS
Council Tax: To be confirmed.
LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000
VICWING
Strictly by prior appointment through the Agents. Jackson Property. Telephone 01568 610600.

