



15 Pinsley Mill Gardens , Leominster, Herefordshire, HR6 8NW

Newly Built Top Floor One Double Bedroomed Apartment

Asking Price £112,500



15 Pinsley Mill Gardens

Leominster, Herefordshire, HR6 8NW

- Forming Part of an Exclusive New Development on the Fringe of the Market Town of Leominster
- Spacious 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
info@bill-jackson.co.uk
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

A newly built top floor apartment which is approached via a secure communal entrance hallway opening to the staircase which leads to the second floor. There is an inner communal hallway and personal front door to the apartment. This opens to a reception hallway with attractive wood-effect flooring and built-in cupboard housing the gas-fired Worcester boiler and also 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 a delightful light and airy open-plan kitchen/living/dining room with double-glazed windows to two elevations. The kitchen offers a comprehensive range of matching base units with ample work surfaces over and breakfast bar incorporated. There is an inset sink and ample power points. The kitchen comes with a range of appliances to include a gas hob and separate fan assisted electric oven and grill together with dishwasher and washing machine. The room then opens out to a spacious living/dining area creating a lovely living space. Further doors lead off from the reception hallway to the double bedroom with two double-glazed roof windows, ample power points and newly carpeted flooring. The well-appointed shower room offers a suite to include an enclosed corner shower cubicle with mains shower over, close-coupled w.c. and hand wash basin with fitted cupboards below.

The apartment benefits from an allocated parking space and an outside storage unit, is fully double-glazed and gas-fired centrally heated. This offers an ideal opportunity for a number of buyers whether you are starting out on the property ladder or looking to invest in a buy to let property with the unique opportunity to create 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

OUTGOINGS

Council Tax: To be confirmed.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	88	88

Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 60.3 sq. metres (649.4 sq. feet)

These Plans are for Identification and Reference Only.
 Plan produced using PlanUp.

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