



**JonathanWright**  
estate agents



**3 Ryelands Court Ryelands Road, Leominster, HR6 8GG. No Onward Chain £149,500**



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Leominster  
HR6 8GG**

**No Onward Chain £149,500**

### **PROPERTY FEATURES**

- Ground Floor Apartment
- 2 Bedrooms
- Lounge/Dining Room/Kitchen
- Walk-In Wardrobe
- Shower Room
- Boiler/Utility Room
- Private Garden
- 1 Private Parking Space
- Close To Town Centre



**To view call 01568 616666**





A spacious and well presented ground floor apartment offering double glazed and gas fired centrally heated living accommodation having a secure entrance foyer, a reception hall, open plan lounge/dining room/kitchen with fitted appliances, 2 bedrooms, a walk-in wardrobe, (previously an en-suite), main shower room, boiler/utility room and outside a good sized private garden and one private parking space. The full particulars of 3 Ryelands Court, Leominster are further described as follows:

The property is a purpose built ground floor apartment having a secure front entrance door into a communal foyer and from the foyer a door opens into the reception hall of number 3. The reception hall has lighting, power, smoke alarm, panelled radiator, telephone entry and a door opening into the open plan L shaped kitchen/dining/lounge.

The open plan kitchen and living space has, in the kitchen, an inset one and a half bowl, single drainer sink unit, working surfaces with base units under of cupboards and drawers. There is also a built-in dishwasher, built-in fridge, a 4 ring electric ceramic hob to side, an extractor hood with light over and a fan assisted electric oven with grill under. There is an island feature with more cupboards under, matching eye-level cupboards, splashbacks, room for an upright fridge/freezer, ceiling downlighters and smoke alarm. There is wooden laminated flooring in kitchen and dining area with the dining area having plenty of room for a good sized table and chairs, a double glazed window to side and open plan into the living area.

The light living area has a large window to side, double opening, double glazed French doors to rear, ceiling light, panelled radiator, power points and a TV aerial point. A door from the reception hall opens into bedroom one.

Bedroom one has a double glazed window to side, lighting, power, panelled radiator and a door opening into a spacious walk-in cupboard, (previously an en-suite). The walk-in cupboard has ceiling down lighters, extractor fan and a vertical heated

towel rail/radiator.

Bedroom two has a double glazed window to side, lighting, power and a panelled radiator. In the reception hall is a door opening into the shower room with an easy walk-in shower cubical, hand shower and rain shower over, wet board panelling to splashbacks and behind a low flush W.C, also a pedestal wash hand basin, vertical heated towel rail/radiator ceiling light an opaque double glazed window, extractor fan and a ceramic tiled floor. To the side of the bathroom a door opens into the boiler cupboard/utility housing the Ideal gas fired central heating boiler, heating hot water and radiators as listed. There is a working surface with space and plumbing under for an automatic washing machine, a ceiling light and a ceramic tiled floor.

#### OUTSIDE.

The property is approached through an arch giving access to the car parking area with the property having designated parking and easy access to the front entrance door.

The apartment being ground floor has the advantage of its own private garden.

#### GARDEN.

The garden is of a good size having Cotswold stoned throughout and an opening gate to the side giving pedestrian access into its own garden area.

#### SERVICES.

All mains services connected, gas fired central heating and telephone to BT regulations.

#### AGENTS NOTE.

There is a monthly Service Charge of £80.00 to be verified, also a Yearly Charge of £125.00 for the Ground Rent paid in 2 installments of 6 months at a time. The Lease is 125 years, dated from the 1st October 2010.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room/Kitchen

6.15m (max) x 6.81m (max) (20'2" (max) x 22'4" (max))

Bedroom One 2.92m x 2.69m (9'7" x 8'10")

Walk-in Cupboard

Bedroom Two 3.05m x 2.57m (10' x 8'5")

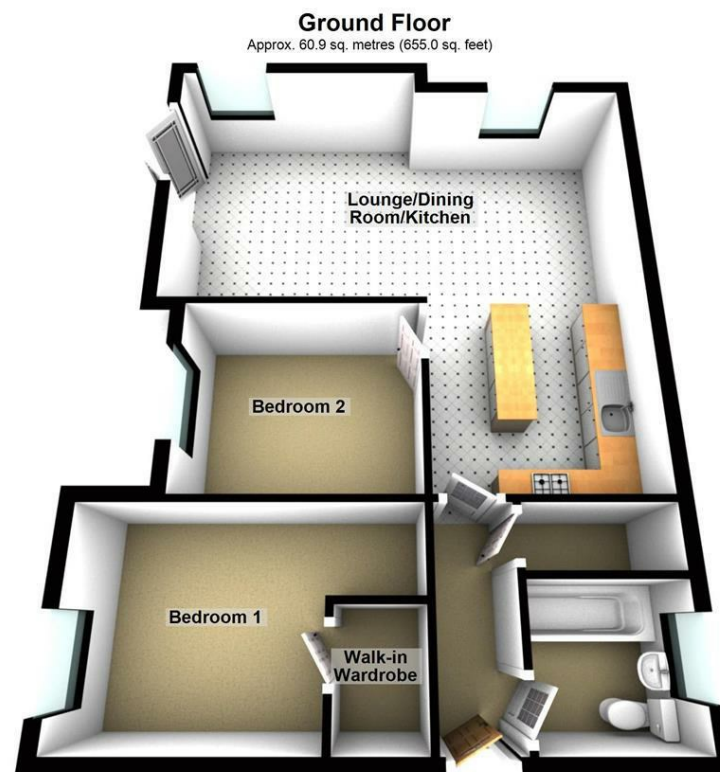
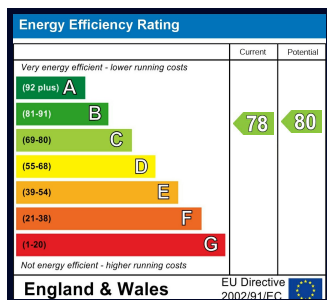
Shower Room

Garden

## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Leasehold



Total area: approx. 60.9 sq. metres (655.0 sq. feet)

**3 Ryelands Court, Leominster**

Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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