



3 Townsend Court, Leominster, Herefordshire HR6 8TD. £115,000

**3 Townsend Court
Leominster
Herefordshire
HR6 8TD**

£115,000

PROPERTY FEATURES

- Retirement Apartment
- Ground Floor
- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Modern Shower Room
- Communal Facilities
- Close To Town Centre



To view call 01568 616666



JonathanWright
estate agents



A purpose built retirement development offering a ground floor, 2 bedroom apartment with its own patio door and private patio to rear standing in delightful landscaped and well maintained gardens and grounds all within a few moments walking distance of Leominster's town centre and amenities. The development has a residents manager and is approached to the front with a secure entrance door opening into a wide entrance foyer with access to a resident's lounge, laundry/drying room with appliances included and also a lift for residents on the first and second floors. Viewing is strictly by appointment with the selling agents. Details of 3 Townsend Court, Leominster are further described as follows:

An entrance door opens into an L shaped reception hall having lighting, smoke alarms, telephone entry system, built-in cloaks cupboard/wardrobes, panelled radiator and a door opening into the sitting room. The sitting room has a sought after feature of a sliding double glazed patio door opening onto the apartments own private patio area. There are ceiling downlights, power points, TV aerial point, telephone to BT regulations and a panelled radiator. A door from the sitting room opens into the kitchen/dining room. The modern fitted kitchen is fitted with units to include an inset stainless steel, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is an inset 4 ring Stoves electric ceramic hob, extractor with light over and a matching Stoves fan assisted electric oven with grill under. There are tiled splashbacks, eye-level cupboards, lighting, power, planned space for an upright fridge/freezer and room for a dining table and chairs. In the reception hall there are doors to bedrooms .

Bedroom one (the measurement is taken to the front of built-in bedroom furniture). Bedroom one has a double glazed window to the rear, built-in wardrobe, ceiling light, power points and a telephone extension point. Bedroom two has a double glazed window to rear, ceiling light, power points and book shelves. In the reception hall a door opens into the shower room having a very modern shower room with a large easy walk-in shower cubicle, safety hand rails, built-in vanity wash hand basin and an enclosed low flush W.C. The shower room has ceramic tiles, wet wall panelled to ceiling height, panelled radiator, downlighters and an extractor fan. In the reception hall there is a door opening into an airing cupboard housing an Aquafficient water heater.

AGENTS NOTE.

The property is for owner occupiers of the ages of 55 years and over. The apartments have security cords in all rooms. There is a monthly services charge of £259.00 which contributes towards the resident manager, maintenance and running of the building to include gardens and grounds. There is approximately 150 years remaining on the lease.

SERVICES.

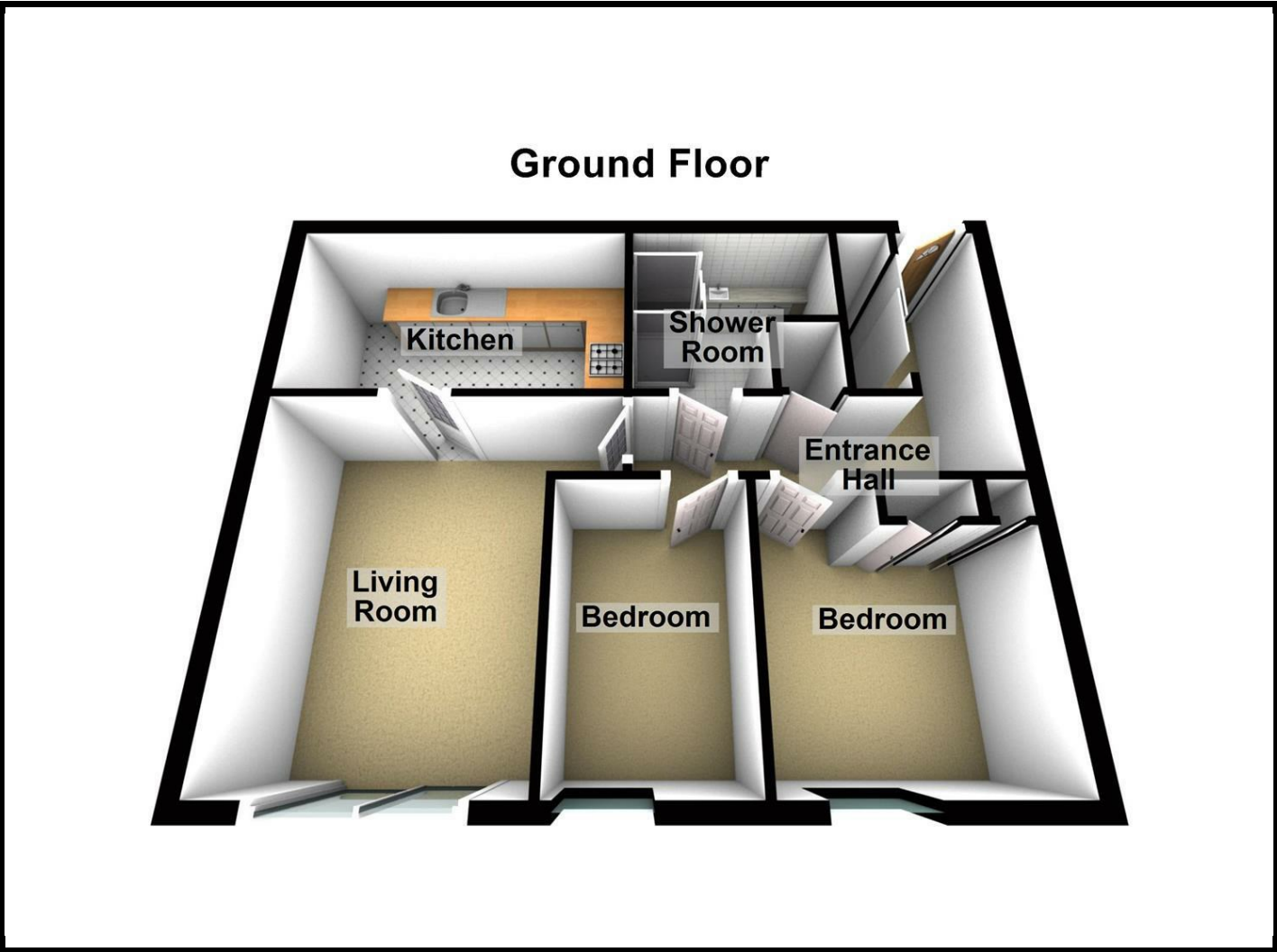
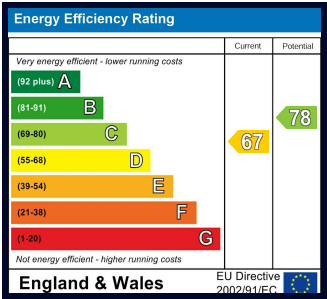
All mains services, mains electricity, mains water, mains drainage and telephone to BT regulations.

ROOMS AND SIZES

Reception Hall	
Sitting Room	4.01m x 3.00m (13'2" x 9'10")
Kitchen/Dining Room	3.81m x 2.13m (12'6" x 7')
Bedroom One	2.82m x 2.44m (9'3" x 8')
Bedroom Two	3.00m x 1.96m (9'10" x 6'5")
Shower Room	

PROPERTY INFORMATION

Council Tax Band - A
Property Tenure - Leasehold



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

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.