



JonathanWright
estate agents



28 Townsend Court, Green Lane, Leominster, HR6 8TD. No Onward Chain £90,000

**28 Townsend Court, Green Lane
Leominster
HR6 8TD**

No Onward Chain £90,000

PROPERTY FEATURES

- Leasehold Retirement Apartment
- First Floor
- 1 Bedroom
- Lounge
- Kitchen
- Shower Room
- Residents Day Room & Laundry Facilities
- Residents Parking
- Communal Gardens
- Close To Town Centre

To view call 01568 616666





Situated in the attractive Townsend Court retirement development, a well presented first floor apartment offering UPVC double glazed accommodation to include a reception hall, good size lounge with bay window, kitchen, one bedroom, shower room and residents of Townsend Court have use of excellent amenities to include parking, landscaped gardens and a residents dayroom. Townsend Court is positioned close to Leominster's town centre and amenities to include a wide range of shops, supermarkets, cafes, restaurants, library and regular train services to the nearby cathedral city of Hereford. Details of 28 Townsend Court, Leominster are further described as follows:

An entrance door from a communal hallway opens into a reception hall having an intercom system operating the main front door, a door into an airing cupboard with shelving and a door into a useful storage cupboard. A door then opens into the lounge. The good size lounge has an attractive UPVC double glazed bay window to front, a feature fireplace with an eclectic fire standing on a raised hearth with fire surround and mantle over and a wall mounted night storage heater. From the lounge a sliding door opens into the kitchen having a working surface with an inset sink unit, cupboards and an integral freezer under. Working surfaces continue with base units of cupboards and drawers and built into the working surface is an electric hob with an electric oven under. The kitchen also has eye-level cupboards, tiled splashbacks, a tray shelf, room for a fridge and vinyl

floor covering. From the reception hall a door opens into bedroom one. The good size double bedroom has a built-in wardrobe fitment with mirror fronted sliding doors, a UPVC double glazed window to the front and a wall mounted electric heater. From the reception hall a door opens into the shower room, having a suite in white to include a walk-in shower with glass shower screen and an electric shower over. There is a pedestal wash hand basin, low flush W.C. and a wall mounted electric heater.

FACILITIES

Residents have use of a day room and laundry room and there are emergency pull cords in every room of the apartment.

OUTSIDE.

Townsend Court is situated in an attractive and quiet location, within landscaped gardens and also has a residents car park. There are delightful south facing gardens to the rear for residents to use.

SERVICES.

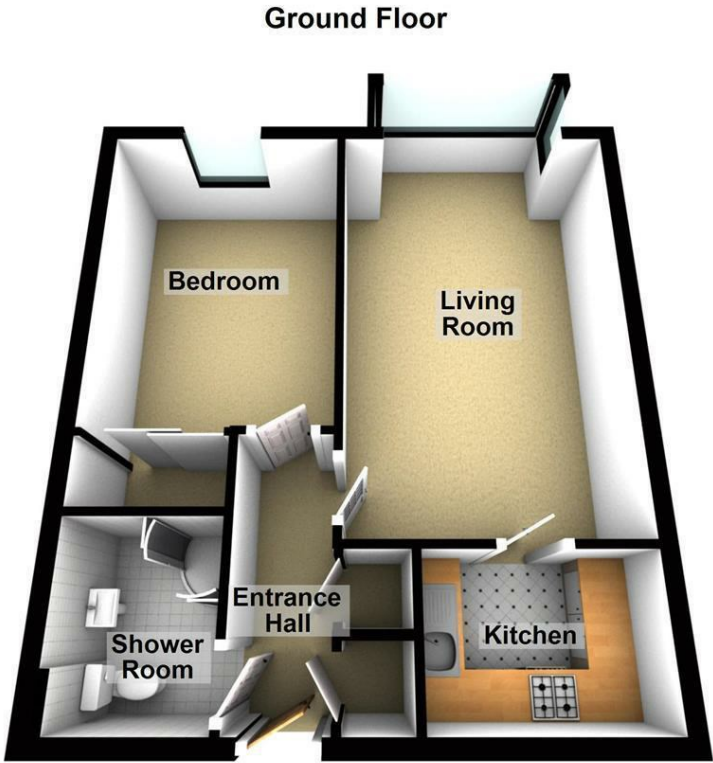
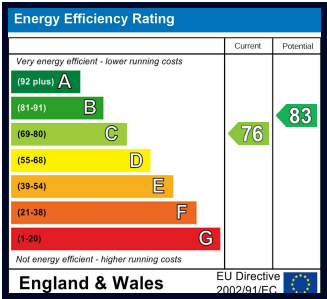
Mains water, mains electricity and night storage heating. The property is offered for sale as leasehold with 59 years remaining and there is a monthly service charge of £128.58 (tbc) payable to Stonewater Housing.

ROOMS AND SIZES

- Reception Hall
- Lounge5.92m x 3.23m (19'5" x 10'7")
- Kitchen2.34m x 1.65m (7'8" x 5'5")
- Bedroom One4.14m x 2.79m (13'7" x 9'2")
- Shower Room
- Communal Gardens

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.