



JonathanWright
estate agents



18 Townsend Court, Leominster, Herefordshire HR6 8TD. Leasehold £85,000

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Leominster
Herefordshire
HR6 8TD**

Leasehold £85,000

PROPERTY FEATURES

- **Ground Floor Retirement Apartment**
- **1 Bedroom**
- **Private Patio**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Residents Day Room & Laundry Facilities**
- **Landscaped Communal Gardens**
- **Close to Town Centre**
- **Leasehold**

To view call 01568 616666





Situated within the popular Townsend Court retirement development, a modern ground floor flat offering accommodation to include a reception hall, lounge/dining room, kitchen, 1 double bedroom, a bathroom and a private patio garden. Residents of Townsend Court have use of excellent amenities to include parking, landscaped gardens and a residents day room.

Townsend Court is situated in a tucked away position just off Green Lane and Leominster's Town Centre is only a short walk away and has an excellent range of amenities to include shops, supermarkets, cafes and restaurants, a library and regular train services to the nearby cathedral city of Hereford.

An entrance door from a communal hallway opens into a reception hall having an intercom operating the main front door. Doors lead off to the accommodation starting with the lounge/dining room. The lounge/dining room has room for a small dining table, plenty of power points, wall mounted night storage heaters and a UPVC double glazed sliding door opening out to an attractive rear patio. From the lounge/dining room a door opens into the kitchen.

The kitchen has working surfaces with base units under to include cupboards and drawers, there is a planned space for an electric cooker, planned space for a fridge freezer and the kitchen also has eye level cupboards and an extractor fan.

From the reception hall a door opens into a good size Bedroom, with a built in wardrobe fitment, a wall mounted electric heater and a UPVC double glazed

window overlooking attractive gardens to the rear.

From the reception hall a door opens into an airing cupboard, housing a factory insulated hot water cylinder and shelving under and a second door opens into a useful storage cupboard. A door from the reception hall opens into the bathroom.

The bathroom has a suite to include a side panelled bath, pedestal wash hand basin, low flush WC. There are also tiled flashbacks, a wall mounted electric heater and an extractor fan.

OUTSIDE

Townsend Court is surrounded by delightful landscaped gardens and also has a residents parking area. A feature of Flat 18, is its own private patio garden off the lounge/dining room and overlooks attractive gardens.

SERVICES

Mains water, mains electricity and electric heating.

The property is Leasehold and the Freeholders are Stonewater Housing and a monthly service charge is payable of around £200.00 (TBC).

Townsend Court offers excellent communal facilities to include a residence parking area, landscaped gardens, a laundry room, emergency pull cords in every room and also a resident manager.

Residents must be aged 55 and over.

ROOMS AND SIZES

Reception Hall

Lounge / Dining Room 4.88m x 3.23m (16'x10'7")

Kitchen 2.34m x 1.68m (7'8" x 5'6")

Bedroom 4.09m x 2.77m (13'5" x 9'1")

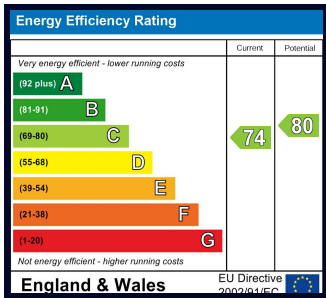
Bathroom

Patio Garden

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.

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