



JonathanWright
estate agents



23 Townsend Court, Leominster, Herefordshire HR6 8TD. £120,000

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Leominster
Herefordshire
HR6 8TD**

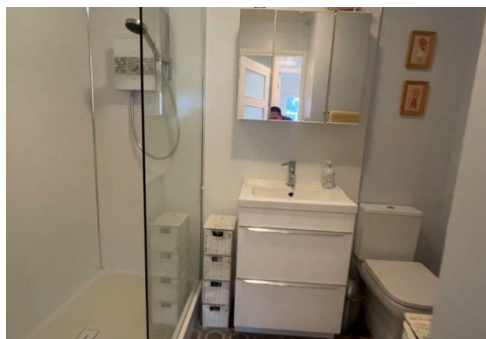
£120,000

PROPERTY FEATURES

- **A Well Presented Retirement Apartment**
- **Leasehold**
- **2 Bedrooms**
- **Good Size Kitchen**
- **Modern Shower Room**
- **Double Glazed**
- **Landscaped Residents Gardens**
- **Communal Facilities**
- **Close To Town Centre**

To view call 01568 616666





Situated in the attractive Townsend Court retirement development a modern and well presented first floor apartment offering extremely well presented accommodation to include a reception hall with cloaks cupboard, lounge with bay window, a modern fitted kitchen/dining room, 2 bedrooms, a modern fitted shower room and residents of Townsend Court also have use to well maintained communal areas to include attractive landscaped gardens, a residents day room, laundry room and residents parking.

Townsend Court is only a short walk away from Leominster's town centre offering amenities to include a wide range of shops, supermarkets, library, cafes and restaurants an also regular train services to the nearby cathedral city of Hereford.

From the communal hallway an entrance door opens into an L shaped reception hall having doors into a cloaks cupboard, a door into an airing cupboard with a modern Ariston electric water heater and a door to the lounge.

LOUNGE.

The lounge has a window to the rear with a UPVC double glazed window with attractive fitted blinds overlooking gardens and a doorway into the kitchen/dining room.

KITCHEN/DINING ROOM.

The modern kitchen/dining room is well fitted with a range of fitted surfaces, stainless steel sink unit, inset Indesit electric hob, a stainless steel hood and light over, a range of base units of cupboards and drawers, an integral Bosch dishwasher and matching eye-level cupboards. The kitchen has space and plumbing for a washing machine, space for a fridge freeze and space for a small dining table.

From the reception hall doors lead off to the

bedrooms.

BEDROOM ONE.

The good size bedroom has a double glazed window to the rear with a fitted blind and ample room for bedroom furniture.

BEDROOM TWO.

Having a UPVC double glazed window to the rear overlooking gardens and fitted binds. From the reception hall a door opens into the modern fitted shower room.

SHOWER ROOM.

Having a large walk-in shower, glass shower screen and an Aqualisa electric shower over, a wash hand basin with drawers under and a low flush W.C. The well fitted shower room also has a heated towel rail and extractor fan.

Townsend Court has excellent communal facilities to include attractive landscaped gardens, south facing patio seating area, residents day room, laundry room and residents parking.

AGENTS NOTE.

The property is been recently improved by the current vendor to include new carpets to hallway and bedrooms, new glazed internal doors and new electric radiators.

SERVICES.

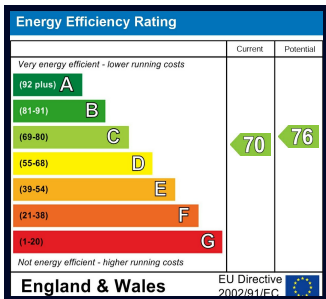
Mains electricity, mains water, mains drainage, night storage heating and telephone subject to BT regulations. A monthly Service Charge is payable to Stone Water Housing of £196.42 and the are 59 years of the lease remaining.

ROOMS AND SIZES

Lounge	4.60m x 3.05m (15'1" x 10')
Kitchen/Dining Room	3.78m x 2.13m (12'5" x 7')
Bedroom One	2.97m x 2.79m (9'9" x 9'2")
Bedroom Two	2.95m x 1.96m (9'8" x 6'5")
Shower Room	

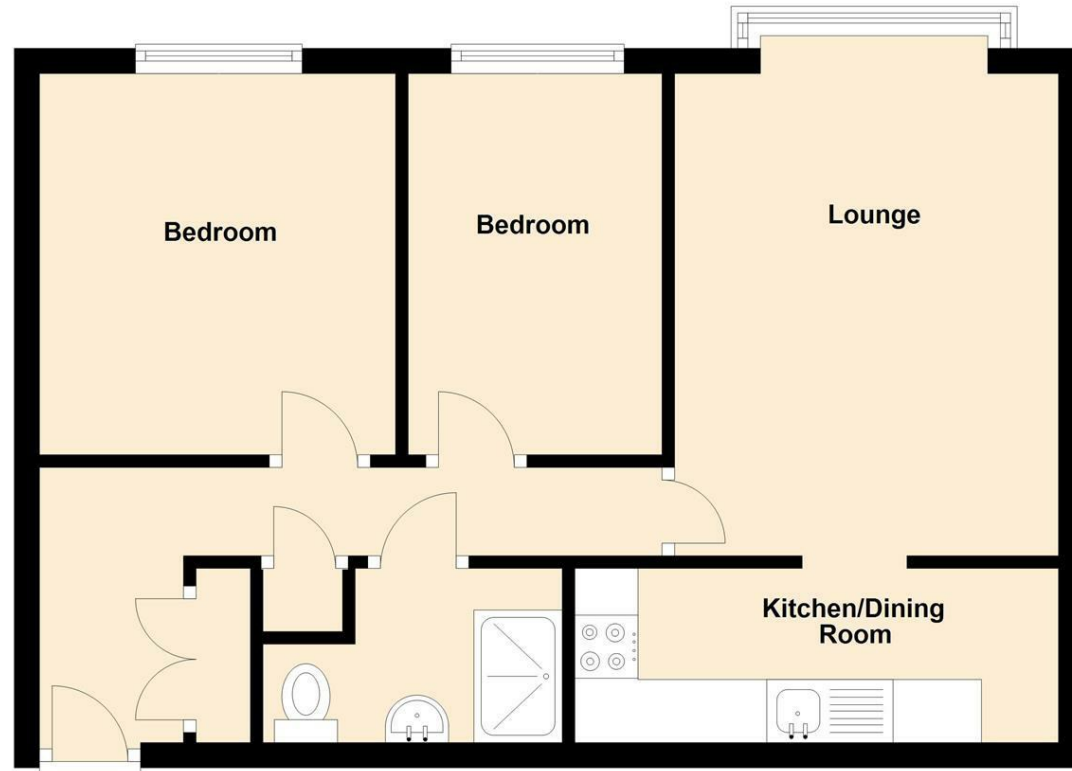
PROPERTY INFORMATION

Council Tax Band -
Property Tenure - Leasehold



Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 43.0 sq. metres (463.3 sq. feet)

23 Townsend 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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