



**52 Townsend Court, Green Lane, Leominster, HR6 8TD. £70,000**

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Leominster  
HR6 8TD**

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### **PROPERTY FEATURES**

- Retirement Apartment 55 Years and Over
- Second Floor
- 1 Good Size Bedroom
- Lounge/Dining Room
- Fitted Kitchen
- Shower Room
- Communal Gardens
- Residents Dayroom & Laundry Room
- Residents Parking
- Close To Town Centre

To view call **01568 616666**



**JonathanWright**  
estate agents





Situated in the popular and attractive Townsend Court development, a second floor apartment offering UPVC double glazed accommodation to include, a reception hall, a light lounge/dining room, kitchen, a good size double bedroom with a built-in wardrobe and a shower room. Townsend Court offers residents excellent communal amenities to include landscape gardens, a residents day room, laundry room and parking. Leominster's town centre is only a short walk away and offers a wide of amenities. Details of 52 Townsend Court, Leominster are further described as follows:

drawers. The kitchen also has a range of eye level cupboards, glass fronted display cabinets, room for an upright fridge/freezer and tiled splashbacks. From the reception hall a door opens into bedroom one. Bedroom one. The good size double bedroom has a built-in wardrobe fitment with sliding doors, a south facing window to rear overlooking gardens and bedroom furniture included with the sale. From the hallway a door opens into a shower room having a shower cubicle with a Mira Sport electric shower over, pedestal wash hand basin and a low flush W.C. The shower room has a wall mounted electric heater and extractor fan.



An entrance door opens from a communal hallway into a reception hall having a door into a useful storage cupboard with shelving and a door into an airing cupboard housing an electric water heater.

**AGENTS NOTE.** Townsend Court offers excellent communal amenities to include residents parking, attractive landscape gardens, a laundry room and a residents day room. There are emergency pull cords in every room and residents must be aged 55 and over. A Service Charge is payable to Stonewater Housing of £157.60 Per Month.

A door from the reception hall opens into a spacious and light lounge/dining room, having a south facing window to rear, a feature fireplace with an electric fire standing on a raised hearth with a mantle shelf over. There is also a wall mounted storage heater, room for a small dining table and a doorway leading into the kitchen.

The kitchen has working surfaces, an inset sink unit, with mixer tap over and cupboards and drawer under and further base units of cupboards and



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.03m x 3.20m (16'6" x 10'6")

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

Bedroom 4.11m x 2.77m (13'6" x 9'1")

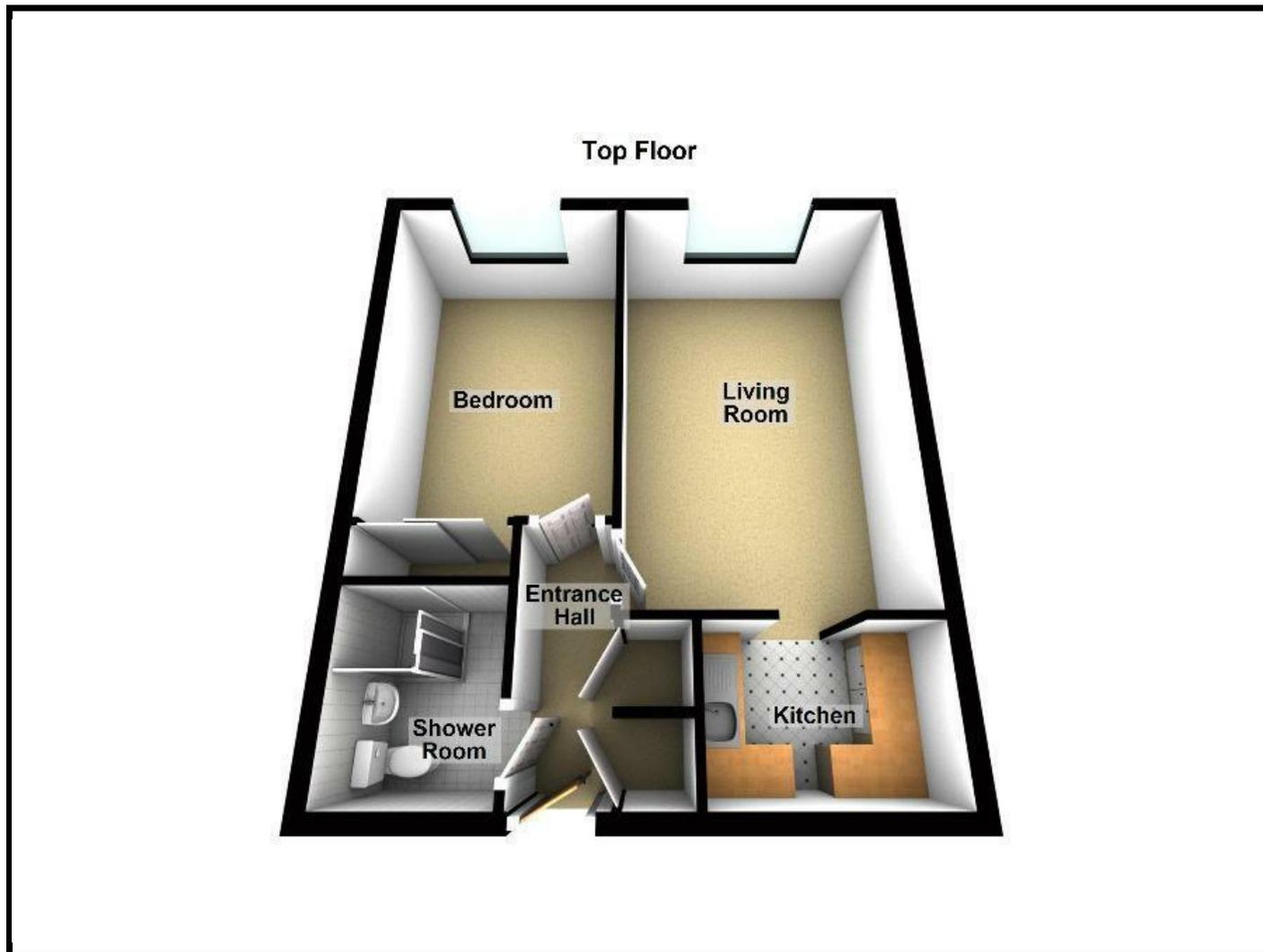
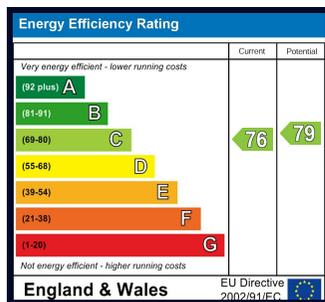
Shower Room 2.03m x 1.65m (6'8" x 5'5")

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.

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