



**21 Bridge Court, Leominster, HR6 8HX. £67,500**

**21 Bridge Court  
Leominster  
HR6 8HX**

**£67,500**

### **PROPERTY FEATURES**

- **First Floor Retirement Apartment**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Shower Room**
- **Double Glazed**
- **Night Storage Heating**
- **Residents Parking**
- **Delightful Riverside Gardens**
- **Close To Town Centre**



To view call **01568 616666**



**JonathanWright**  
estate agents



A spacious and light first floor retirement apartment offering double glazed accommodation to include a reception hall, lounge/dining room, kitchen, 2 bedrooms, modern shower room and outside residents parking, an attractive communal riverside garden and clothes drying area.

Bridge Court is only a short walk away from Leominster's town centre offering a wealth of amenities to include shops, supermarkets, cafes, restaurants, train station and library.

Details of 21 Bridge Court, Leominster are further described as follows:

The property is a spacious first floor retirement apartment.

An entrance door from a communal landing opens into reception hall, having an inspection hatch to the roof space above and doors off to the living accommodation.

The good size lounge/dining room enjoys a double aspect of windows to front and side, plenty of power points, room for a small dining table and a door opening into the kitchen.

The kitchen has a working surface with an inset stainless steel sink unit, with cupboard and planned space with plumbing under for a washing machine. The working surfaces continue with base units under to include cupboards and drawers, planned space for an electric cooker with a stainless steel extractor hood with light over, matching eye-level cupboards and a matching larder unit. The kitchen has a double glazed window to rear with attractive outlook over the Kenwater River.

From the reception hall a door opens into bedroom one.

Bedroom one is a good size bedroom having a double glazed window to front and a wall mounted storage heater. Bedroom two has a double glazed window with an attractive outlook over the residents gardens and also the River Kenwater.

Shower room. The modern fitted shower room has a large walk-in shower with an electric shower over and a glass shower screen, low flush W.C. and a pedestal wash hand basin. There is a frosted double glazed window to the rear, a wall mounted electric heater and a door into an airing cupboard housing a water heater and shelving.

#### OUTSIDE.

Bridge Court is a purpose built retirement complex and is accessed under an archway off Bridge Street with a driveway leading to residents parking area. To the rear are attractive riverside gardens and clothes drying area.

#### SERVICES.

The property has electric night storage heating and double glazed windows. The leasehold is being offered for sale with approximately 59 years remaining and a monthly Service Charge is payable to Anchor Housing of £267.13. An exit fee is payable to Anchor Housing, when the properties are sold of 2% of the purchase price for every year that the property is owned. Residents must be aged 55 and over.



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 3.99m x 34.75m (13'1" x 114")

Kitchen 2.62m x 1.96m (8'7" x 6'5")

Bedroom One 3.48m x 2.72m (11'5" x 8'11")

Bedroom Two 2.36m x 2.13m (7'9" x 7')

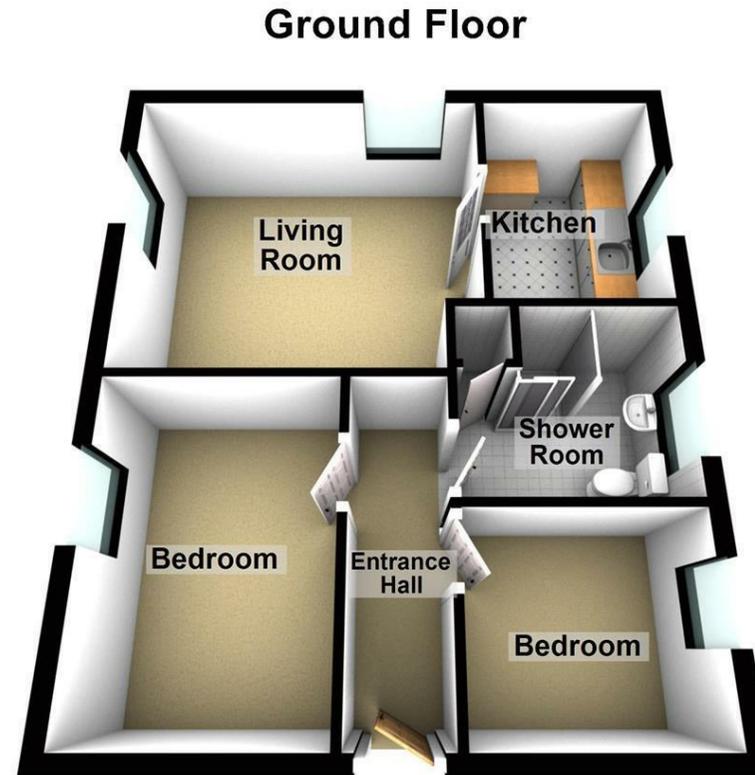
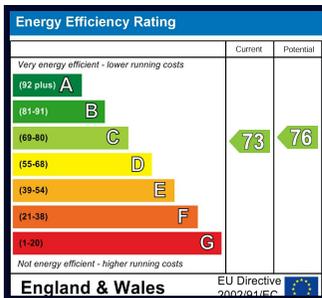
Shower Room

Residents 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.