



30 Kenelm Court, Leominster, HR6 8PZ. No Onward Chain £135,000

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Leominster
HR6 8PZ**

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PROPERTY FEATURES

- **A Modern First Floor Apartment**
- **1 Double Bedroom**
- **Lounge**
- **Kitchen/Breakfast Room**
- **Shower Room**
- **Small Lawned Garden**
- **Outside Storage Cupboard**
- **2 Allocated Car Parking Spaces**
- **Close To Town Centre**



To view call 01568 616666



JonathanWright
estate agents



A modern first floor apartment offering UPVC double glazed accommodation to include a reception hall, landing, a good size lounge, kitchen/breakfast room, one double bedroom, shower room and outside a small garden to the front and parking for vehicles.

The property is well positioned, only a short walk away for Leominster's town centre and amenities to include a wide variety of shops, supermarkets, cafes and restaurants. Also close by are attractive riverside walks.

Details of 30 Kenelm Court, Leominster are further described as follows:

An entrance door opens into a reception hall with stairs leading up to a landing having an inspection hatch to the loft space above and doors off to the accommodation.

The good size lounge has a UPVC double glazed window to the rear, an inter com system operating the main front door, plenty of power points, telephone point and an archway leading into the kitchen/breakfast room.

The kitchen/breakfast room has a working surface with an inset sink unit with cupboards and drawers under and working surfaces continue with further base units of cupboards and drawers. Built into the working surface is a 4 ring electric hob with a concealed extractor hood with light over and an electric oven under. There is space and plumbing for a washing machine, space for a further appliance, matching eye-level cupboards, tiled splashbacks, a wall mounted electric heater, room for a breakfast table and a UPVC double glazed window.

From the reception hall a door opens

into bedroom one

Bedroom one is a good size bedroom having a UPVC double glazed window to the front with a far reaching view across Leominster town and over to nearby countryside. There is a door into a deep wardrobe with hanging rail and shelving, ample room for further bedroom furniture and a door into an airing cupboard housing a modern water cylinder with immersion heater.

From the landing a door opens into a shower room.

The shower room has a shower cubicle with a Mira Jump electric shower over, low flush W.C. and a wash hand basin with a vanity unit under. The shower room has a wall mounted electric heater, extractor fan and a vanity light with shaver socket.

OUTSIDE.

The property is situated just off the popular Oldfields Close development close to Leominster's town centre and amenities. To the front are 2 allocated parking spaces, also a small lawned garden and door into a useful storage cupboard with power points and also housing the electricity meter.

SERVICES.

Mains water, mains electricity and electric heating.

AGENTS NOTE.

The property is Leasehold and with approximately 163 years remaining. There is an annual Ground Rent of £158.00, payable in two installments to Sinclair Gardens Investments (Kensington) Limited.

ROOMS AND SIZES

Reception Hall

Lounge 4.45m x 3.15m (14'7" x 10'4")

Kitchen/Breakfast Room 3.76m x 1.85m (12'4" x 6'1")

Bedroom One 3.89m x 3.12m (12'9" x 10'3")

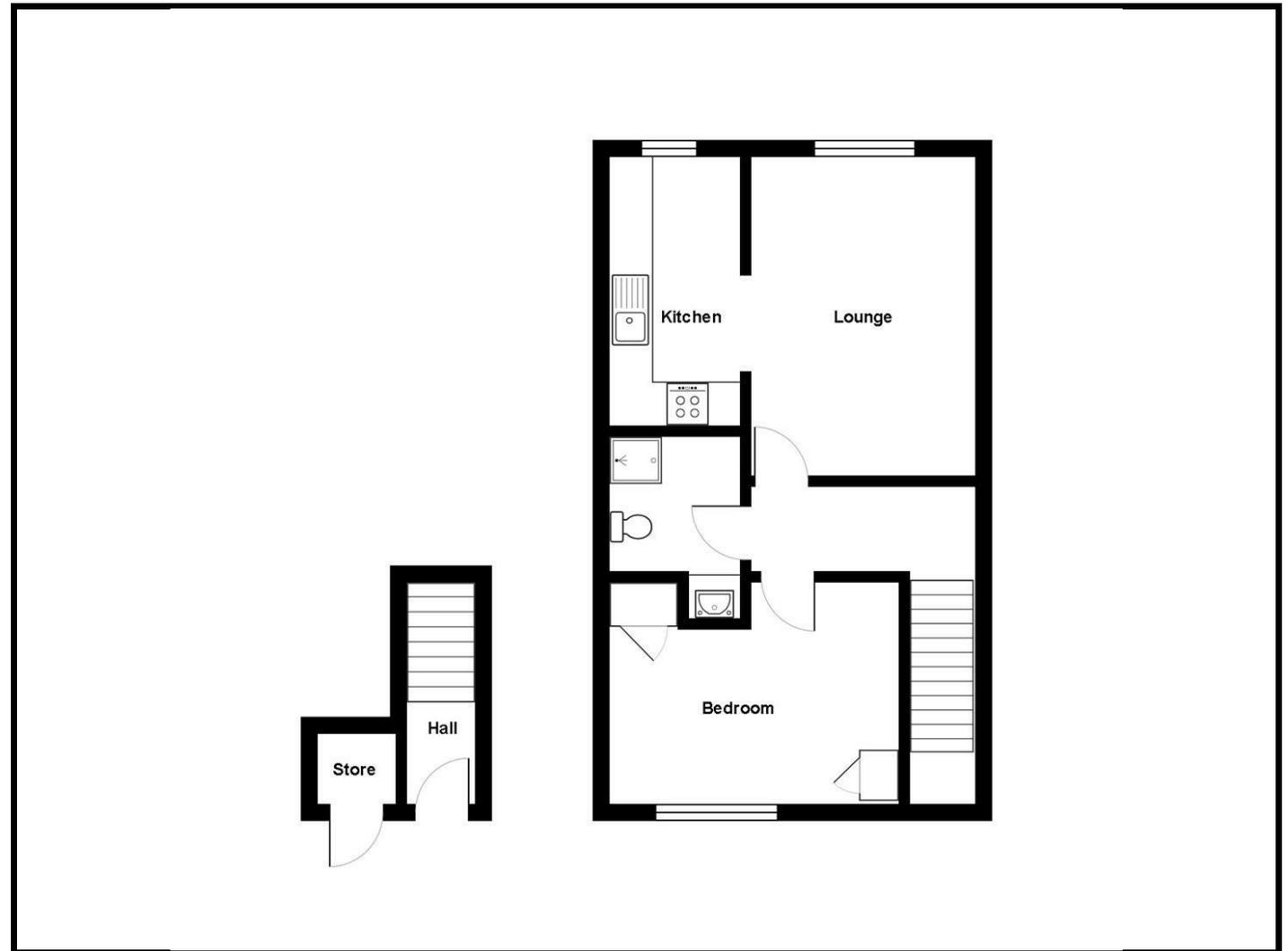
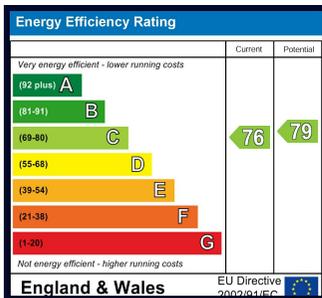
ShowerRoom

Small Lawned 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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