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## Flat 2, Clarence House Worcester Road, Ledbury, HR8 1PL

### £225,000

This charming one-bedroom apartment has been completely renovated. It is situated within an attractive Grade II listed building, offering a delightful blend of character and modern living. The property features a well-appointed kitchen, a welcoming dining room, a comfortable snug, whilst the bathroom has a bath and separate shower.

*\*Ideal first time buy\* CHAIN FREE\**

The apartment benefits from a shared patio garden. Its prime location means that you are just a short stroll away from the vibrant town centre of Ledbury, where you can explore a variety of shops, cafes, and local amenities.

### Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

### Communal Entrance Hall

The property is accessed via the rear, steps leading up to the first floor.

Lounge/Kitchen/Dining Room 20'8 x 9'6 (6.30m x 2.90m)

Bedroom 11'6 x 10'10 (3.51m x 3.30m)

Snug 12'6 x 8'3 (3.81m x 2.51m)

### Shower Room

### Services

Mains drainage, gas

Herefordshire Council tax band A

The building insurance is paid annually by the 3 freeholders in equal share. So flat 1 pays one third, it is due 31 March each year.

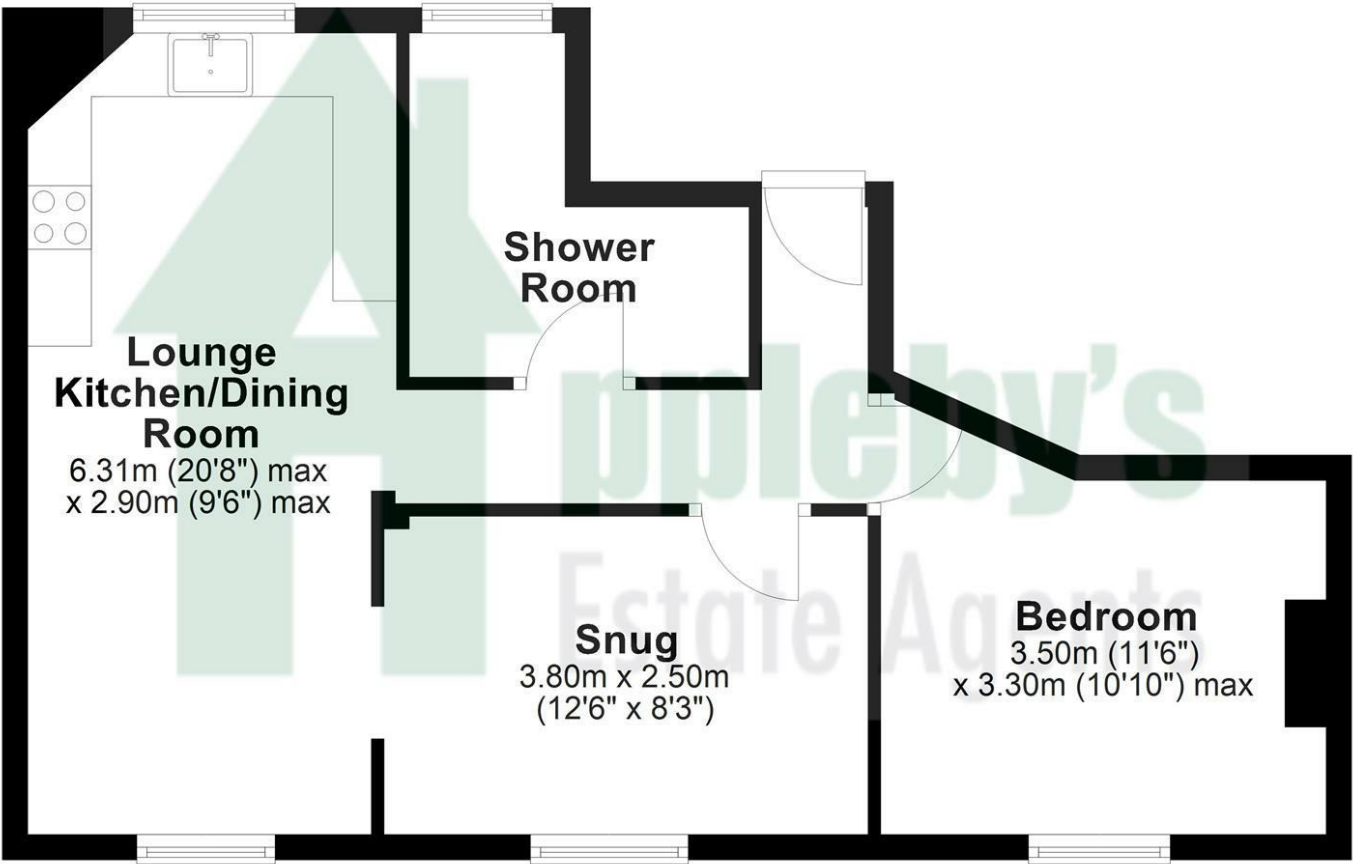
The total 2024 to 2025 premium was £1692.45, so £564.15 for each freeholder. (Approximate)

### Tenure

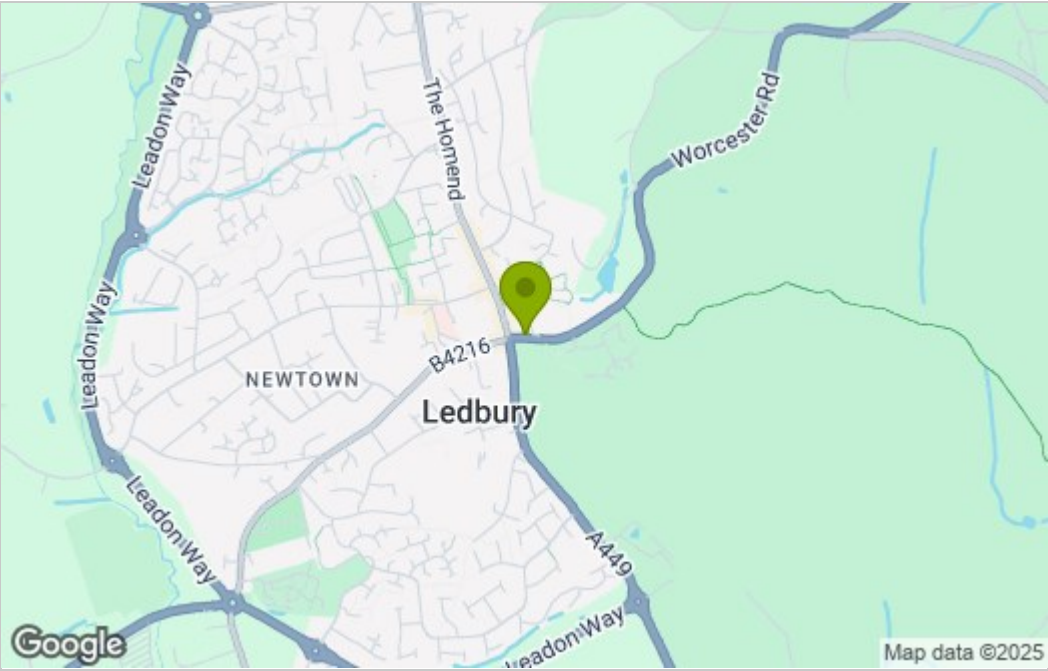
Leasehold-The property has 988 years remaining each owner owns 1/3rd of the Freehold.

Floor Plan

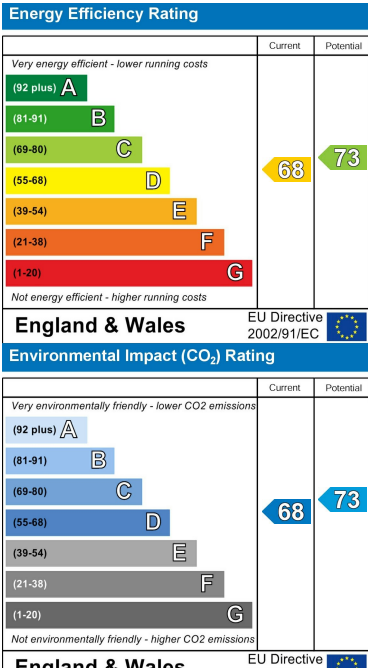
Top Floor



Area Map



Energy Efficiency Graph



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