



**JonathanWright**  
estate agents



**37 Townsend Court, Leominster, Herefordshire HR6 8TD. Leasehold £70,000**



**37 Townsend Court  
Leominster  
Herefordshire  
HR6 8TD**

**Leasehold £70,000**

### **PROPERTY FEATURES**

- Retirement Apartment
- One Good Size Bedroom
- Lounge
- Modern kitchen
- Modern Shower Room
- Residents Lounge
- Laundry Room
- Parking
- Communal Gardens
- Close To Town Centre

**To view call 01568 616666**





A delightful retirement development for owner occupiers of the age of 55 years and over with the development standing in communal landscaped gardens all within a few moments walking distance of Leominster's town centre and amenities.

The first floor apartment has a reception hall, lounge, modern fitted kitchen, good size double bedroom with mirrored wardrobes, modern shower room and outside lovely gardens and parking. There is a residents lounge, kitchenette, laundry room with drying facilities and offered for sale Leasehold with no ongoing chain.

The full particulars of 37 Townsend Court, Leominster are further described as follows:

The purpose built retirement apartment has a secure entrance door opening into a reception foyer. Having a staircase and a lift to the first and second floor apartments with number 37 being a first floor apartment having its own entrance door. The entrance door opens into a reception hall with lighting, electric wall mounted heater, telephone entry system and a door opening into the lounge. The lounge has a double glazed window to rear, wall mounted panel heater, ceiling light, power points, TV aerial point, ornamental fireplace with an inset electric fire and telephone point to BT regulations. From the lounge a door opens into the modern kitchen having units to include an inset stainless steel, single drainer sink unit, mixer tap over

and base units of cupboards and drawers, There is a planned space for a cooker, planned space for an upright fridge/freezer, tiled splashbacks, eye-level cupboards, power points and a ceiling light.

A door from the reception hall opens into the bedroom having a built-in floor to ceiling, double wardrobe with mirrored doors, ceiling light, convector heater, power points, telephone extension point and a pleasant outlook onto the communal grounds.

In the reception hall a door opens into a shower room having a modern shower cubicle, electric shower, safety handrails and a seat within the shower cubicle. There is a pedestal wash hand basin, low flush W.C, ceiling light, wet boards throughout, vinyl floor covering and a ceiling light with extractor fan. In the reception hall a door opens into the airing cupboard with the Hyco hot water heater, shelving and to the side is a door to a cloaks/linen cupboard with shelving and coat hooks.

#### OUTSIDE.

The development stands in lovely large landscaped gardens with lawns, seating areas, residents lounge, laundry room with washing and drying facilities, resident manager, plenty of parking and all with-in easy walking distance of the town centre.

#### AGENTS NOTE.

There is a monthly service charge of £170.18 and all flats have emergency alarm cords and secure telephone entry systems to the development.



## ROOMS AND SIZES

Reception Hall

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

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

Bedroom One 4.09m x 3.00m (13'5" x 9'10")

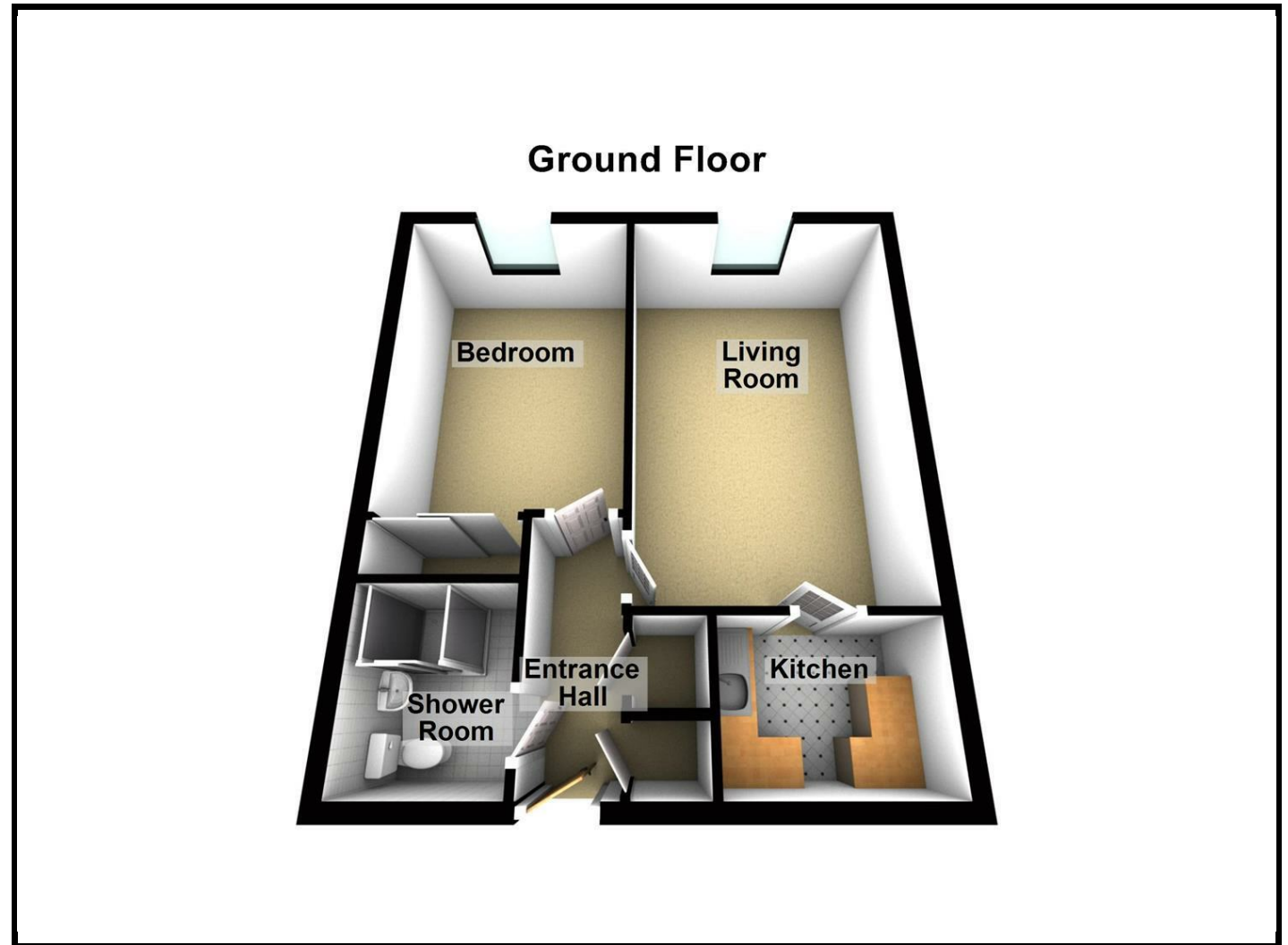
Shower Room

## PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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.