



**JonathanWright**  
estate agents



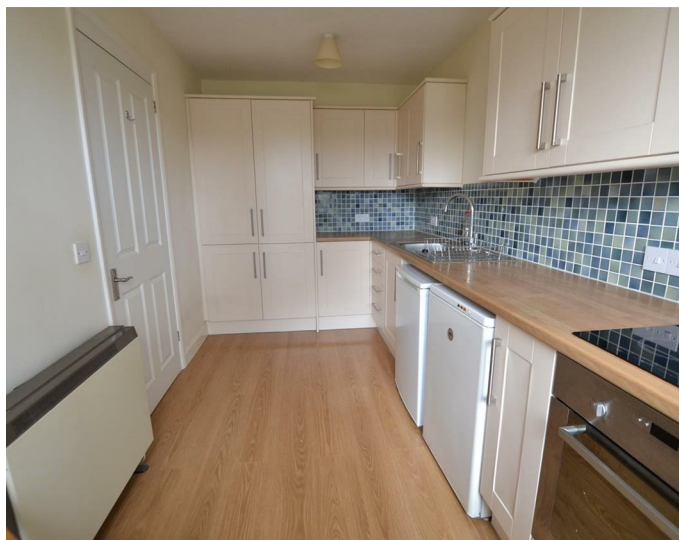
**35 Townsend Court, Green Lane, Leominster, HR6 8TD. No Onward Chain £115,000**

**35 Townsend Court, Green Lane  
Leominster  
HR6 8TD**

**No Onward Chain £115,000**

### **PROPERTY FEATURES**

- Retirement Apartment
- First Floor
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Shower Room
- Communal facilities
- Close To Town Centre



**To view call 01568 616666**





The first floor retirement apartment is situated in the purpose built Townsend Court development.

There are landscaped gardens surrounding this pleasant development with a footpath leading to the front entrance door, having secure entry with the doors opening into a reception foyer giving access to the residents lounge, laundry room and lift. The apartment is situated on the first floor offering a prominent corner position with good sized accommodation and being light and airy with several double glazed windows. The development has lovely landscaped gardens, residents carparking and the apartments are all telephone entry systems, making them secure and also having emergency pull cords in all rooms. Townsend Court is also easily accessible within a few moments walking into Leominster's town centre and amenities. There is also a resident manager on site. The property is offered for sale with no-going chain and viewing strictly by appointment with the selling agents. Details of 35 Townsend Court, Leominster are further described as follows:

The property is a first floor apartment. An entrance door opens into an L shaped reception hall having 2 ceiling lights, a Creda night storage heater, sliding door to a cloaks cupboards with hanging rail and shelving, a double glazed window to side and telephone entry system.

From the reception hall a door opens into the lounge/dining room having 2 double glazed windows, ceiling light, power points, TV aerial point and a Creda night storage heater.

A door from the lounge/dining room opens into the kitchen/breakfast room. The well fitted, modern kitchen has units to include an inset, stainless steel, single drainer sink unit, working surfaces to either side and

base units of cupboards and drawers under. There is a tall larder unit, an inset 4 ring Whirlpool ceramic hob, a fan assisted electric oven with grill under and space for a fridge and freezer. The kitchen has tiled splashbacks, matching eye-level cupboards, 2 ceiling, power points, night storage heater, laminate flooring, a double glazed window to side with views towards the Priory Church. From the reception hall doors lead off to bedrooms.

Bedroom one has a double glazed window to side, an electric panelled heater, ceiling light and power points.

Bedroom two has a double glazed window, an electric panelled convector heater, ceiling light and power points.

From the reception hall a door opens into a modern and well fitted shower room with an easy access shower cubicle, safety handrail, Triton shower over, a vanity wash hand basin, low flush W.C, tiled splashbacks, ceiling light, extractor fan, downflow electric heater and a door opening into a useful linen cupboard.

To the side of the shower room is an airing cupboard with shelving housing the Hyco electric heater heating hot water.

#### SERVICES.

All main services are connected and telephone to BT regulations.

#### AGENTS NOTE.

The property is offered for sale Leasehold with the amount payable and terms of lease remaining to be confirmed. For residents aged 55 and over. There is a monthly service charge of £159.97.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 4.06m x 3.56m (13'4" x 11'8")

Kitchen/Breakfast Room 4.50m x 2.18m (14'9" x 7'2")

Bedroom One 2.97m x 2.84m (9'9" x 9'4")

Bedroom Two 2.97m x 1.98m (9'9" x 6'6")

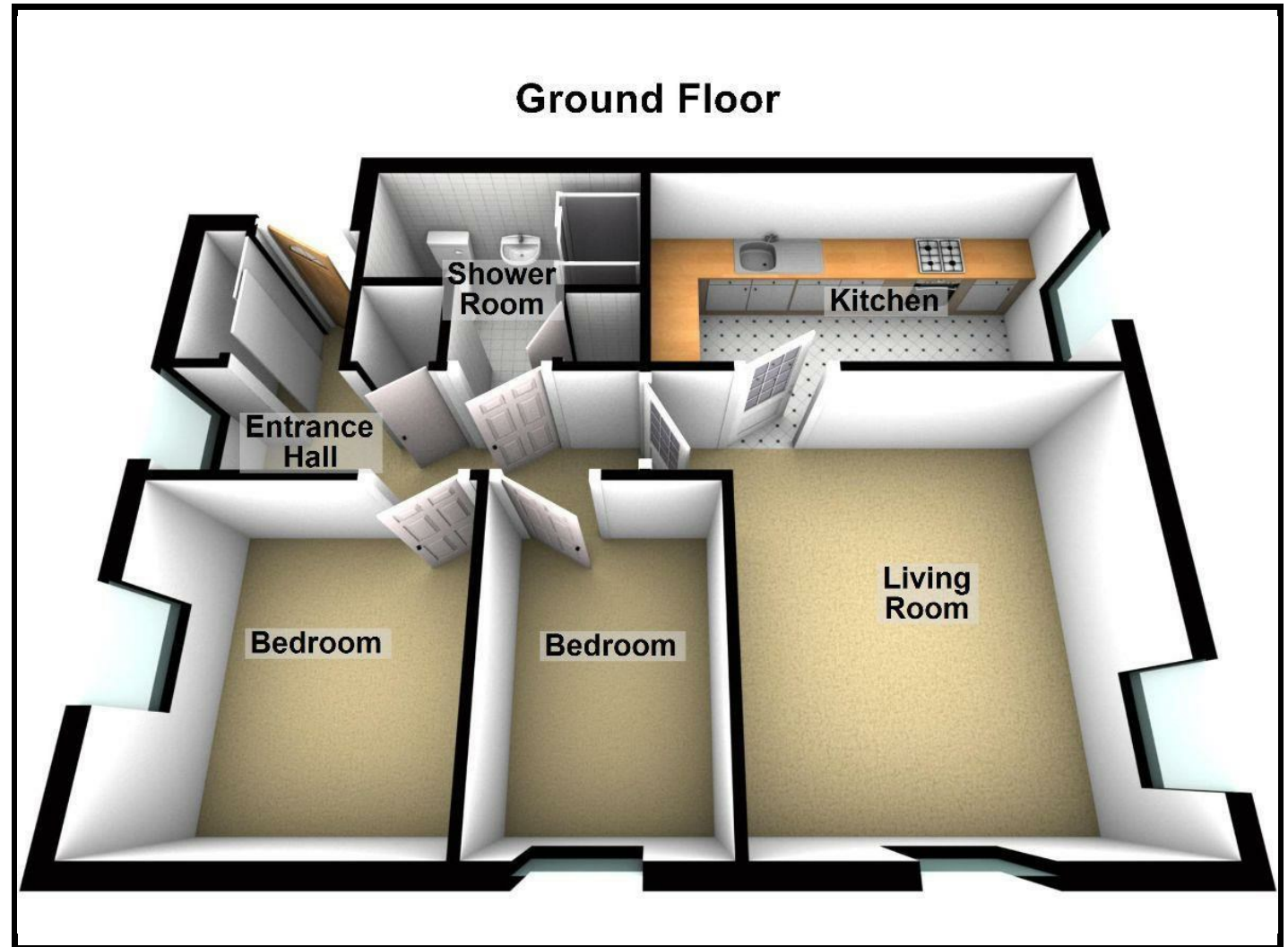
Shower Room

## 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			
(69-80) C		73	77
(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.