



JonathanWright
estate agents



47 Townsend Court, Leominster, HR6 8TD. No Onward Chain £80,000

**47 Townsend Court
Leominster
HR6 8TD**

No Onward Chain £80,000

PROPERTY FEATURES

- **Second Floor Apartment**
- **1 Bedroom**
- **Lounge/Dining Room**
- **Modern Kitchen**
- **Shower Room**
- **Residents Lounge**
- **Residents Laundry Room**
- **Landscape Gardens**
- **Residents Parking**
- **Close To Town Centre**

To view call 01568 616666





Situated in this popular retirement development a second floor 1 bed roomed flat offering double glazed living accommodation having a reception hall, lounge/dining room, modern fitted kitchen, a good size double bedroom with built-in wardrobe, shower room and on the ground floor residents laundry with drying and washing facilities, residents lounge and patio seating areas.

This flat is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Detail of 47 Townsend Court, Leominster are further described as follows:

The property is a second floor retirement apartment situated within a secure purpose built building.

A walk through the landscaped gardens takes you to the front entrance which opens securely into the reception foyer from which there is a stairs or lift to the first and second floors.

Flat number 47 has an entrance door opening into a reception hall having a ceiling light, smoke alarm, night storage heater and a door opening into the lounge/dining room .

The lounge/dining room has a double glazed bay window to front with far reaching rural views, 2 ceiling lights, TV aerial point, telephone point to BT regulations, power point, night storage heater and open plan into the kitchen.

The modern kitchen has units to include an inset 4 ring ceramic hob, extractor hood with light over, working surfaces with base units of cupboards and drawers, an inset one and a half bowl, single drainer sink unit, tiled splashbacks, eye-level cupboards,

space for an upright fridge/freezer and ceiling downlighters.

From the reception hall a door opens into the bedroom having a double glazed window with rural views towards the Priory Church, lighting, power and a built-in double wardrobe.

The shower room has a shower cubicle with an Aqualisa electric shower, wet board panelling, vanity wash hand basin, low flush W.C, vertical heated towel rail/radiator, ceiling light and a built-in cupboard.

In the reception hall a door opens into a linen cupboard and to the side a door opens into a cloaks cupboard and room for a vacuum cleaner.

SERVICES.

Mains electricity, mains water, mains drainage and telephone to BT regulations.

AGENTS NOTE.

The property is situated in a few moments walking distance of Leominster's main town centre and amenities standing in lovely landscape gardens with seating areas all very well maintained having a residents carpark and including disabled carparking.

The property is offered for sale leasehold. There is a monthly service charge of £128.58.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 6.02m x 3.23m (19'9" x 10'7")

Kitchen 2.34m x 1.93m (7'8" x 6'4")

Bedroom One 4.09m x 2.74m (13'5" x 9')

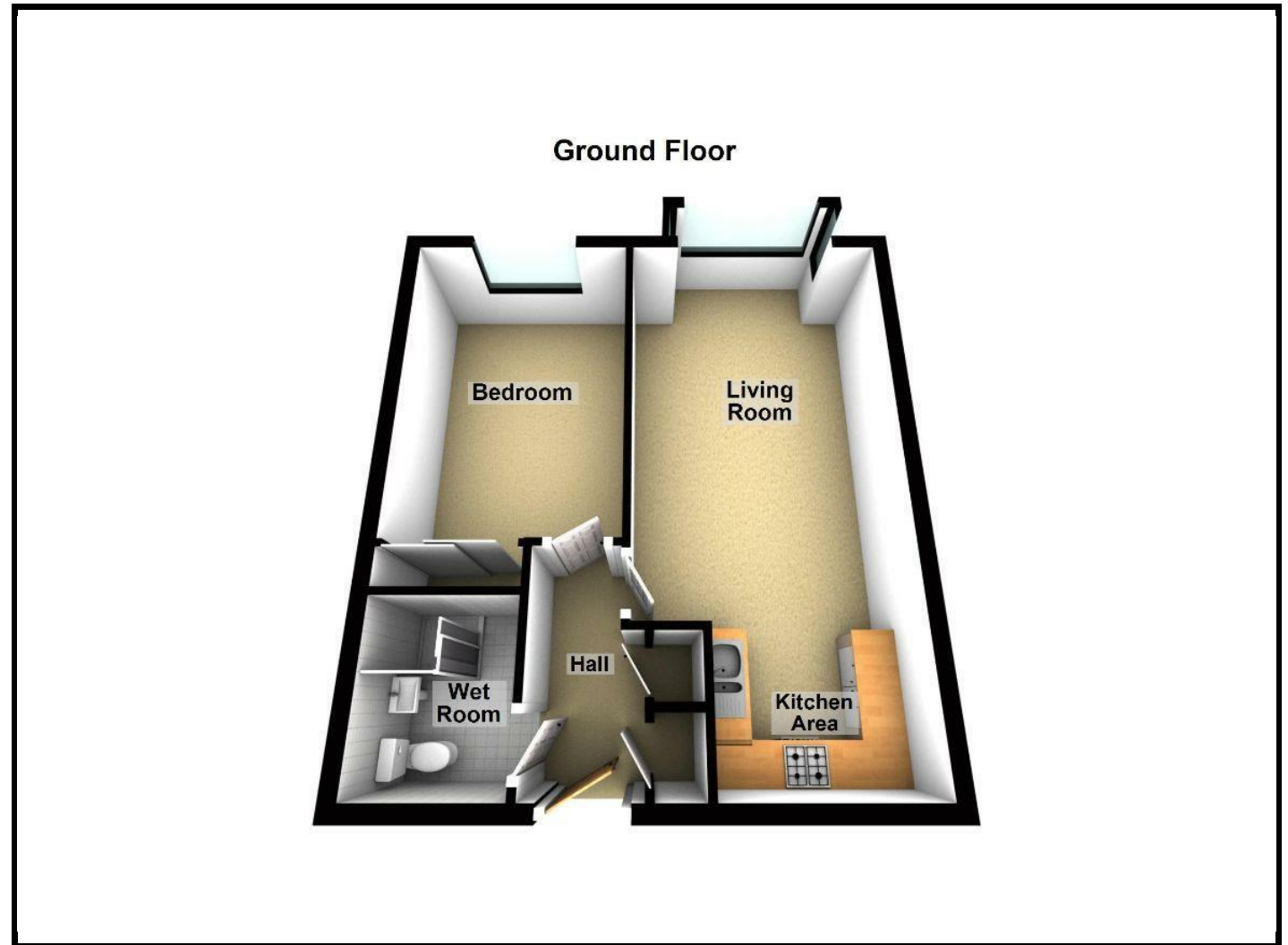
Shower Room

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	72
(55-68) D	77
(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.

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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.