



JonathanWright
estate agents



13 Bridge Court, Leominster, HR6 8HX. No Onward Chain £40,000

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Leominster
HR6 8HX**

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PROPERTY FEATURES

- Retirement Apartment
- 2nd Floor
- 1 Bedroom
- Sitting Room
- Kitchen
- Shower Room
- Residents Parking
- Landscaped And Riverside Gardens
- Close To Town Centre



To view call 01568 616666



A purpose built retirement development for owner occupiers 55 years and over, situated just off Leominster's main town centre and amenities, offering pleasant living accommodation with the knowledge of being safe and secure having a reception hall, sitting room, kitchen, shower room, bedroom and outside a carpark with residents parking, landscape, riverside gardens and all accessible to amenities. The apartment is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents.

The full particulars of 13 Bridge Court, Bridge Street, Leominster are further described as follows:

The property is a second floor retirement apartment.

A door to the front of the development opens into the reception foyer from which there are stairs or a lift to the first floor and second floors.

Flat number 13 has its own entrance door opening into a reception hall with a telephone secure entry system, night storage heater, lighting and a door opening into the kitchen.

The kitchen has units to include an inset stainless steel, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a tall larder unit, planned space for a fridge or fridge/freezer, Planned space for a washing machine (can be included), planned space for an electric

cooker, (the cooker can be included) and eye-level cupboards. The kitchen has tiled splashbacks, ceiling light, power points and a door opening into the airing cupboard having hot water and immersion heater.

An archway from the kitchen leads through into the sitting room having 2 secondary glazed sash windows, both to front, ceiling light, night storage heater, power points and telephone point to BT regulations.

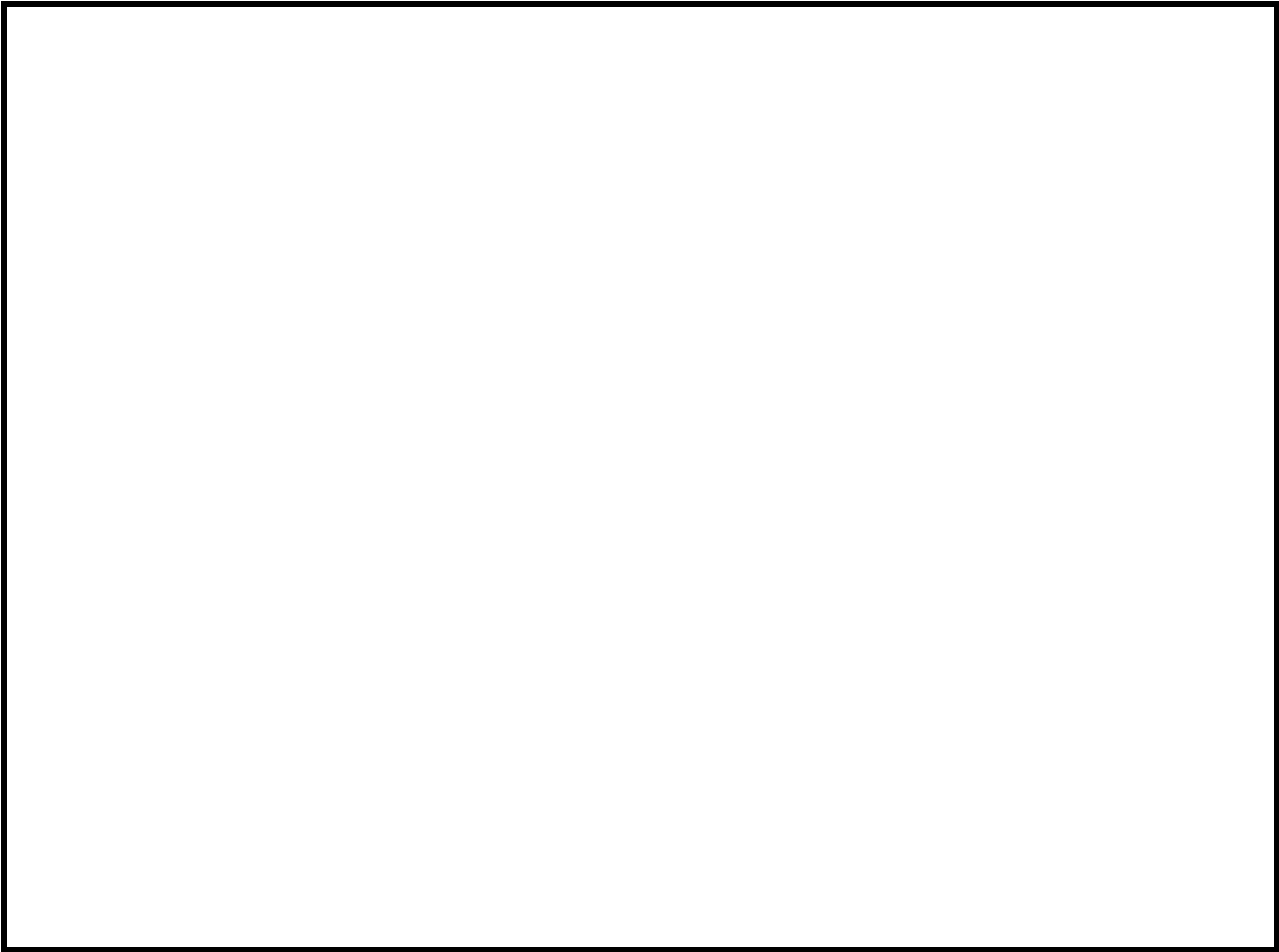
From the reception hall a door opens into the bedroom having a secondary glazed, sash cord window to front, electric convector, lighting and power. From the reception hall a door opens into the shower room having an enclosed shower cubicle, Mira shower over, wet board panelling, low flush W.C, pedestal wash hand basin,, ceiling light, extractor fan, downflow electric heater and space and plumbing for the automatic washing machine. The flat is approached to the front off Bridge Street and also has the benefit of a residents carpark to the rear of the development and also landscaped gardens, pretty riverside seating and all within a few moments walking distance of Leominster's main town centre and amenities.

AGENTS NOTE.

Monthly Service Charge of £183.65 and the leasehold has 62 years remaining. When the property is sold, an exit fee of 2% of the purchase price for every year the property is owned is payable.

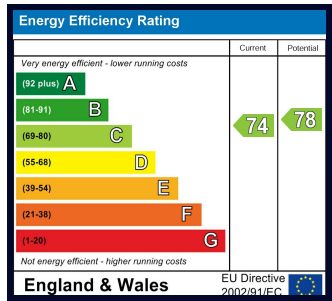
ROOMS AND SIZES

Reception Hall	
Kitchen	2.90m x 3.10m (9'6" x 10'2")
Sitting Room	3.96mx 3.86m (13'x 12'8")
Bedroom One	3.86m x 2.62m (12'8" x 8'7")
Shower Room	



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.

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.
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