



**JonathanWright**  
estate agents



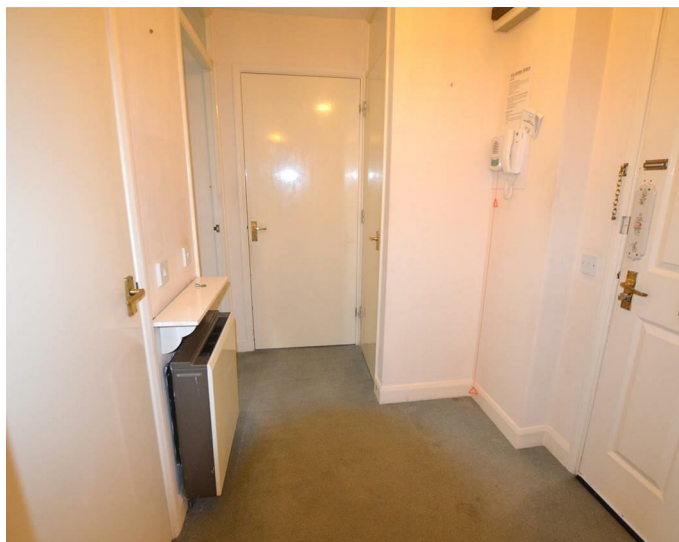
**Flat 27, Townsend Court Green Lane, Leominster, HR6 8TD. Leasehold £66,950**

**Flat 27, Townsend Court Green Lane  
Leominster  
HR6 8TD**

**Leasehold £66,950**

### **PROPERTY FEATURES**

- **First Floor Apartment**
- **1 Double Bedroom**
- **Lounge/Dining Room**
- **Fitted Kitchen With Appliances**
- **Bathroom**
- **Communal Gardens**
- **Residents Parking**
- **55 Years And Over**
- **Close To Town Centre**



**To view call 01568 616666**



**JonathanWright**  
estate agents



Situated in the attractive Townsend Court retirement development, a modern first floor apartment offering surprisingly spacious accommodation to include a wide reception hall, good size lounge/dining room with bay window, well fitted kitchen, one double bedroom with built-in furniture, bathroom and also use of excellent communal facilities to include a residents day room, laundry room, landscaped gardens and residents parking. Leominster town centre is only a short walk away and offers good facilities to include shops, cafes, restaurants, library and train station. Details of 27 Townsend Court, Leominster are further describe as follows:

stainless steel extractor hood with light over. The kitchen has eye-level cupboards, tiled splashbacks and a UPVC double glazed window to front. From the reception hall a door open into an airing cupboard housing a hot water cylinder with shelving and a door opening into bedroom one. The good size double bedroom has a built-in wardrobe fitment, a UPVC double glazed window to front and a range of built-in furniture to include a wardrobe unit with space in-between for a bed and storage over and a dressing table with cupboards and drawers. From the hallway a door opens into the bathroom having a suite to include a side panelled bath with a mixer shower, a pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, and an extractor fan.

From a communal hallway a door opens into a private and wide reception hall with a door into a large walk-in storage cupboard and a door giving access into the lounge/dining room.

#### COMMUNAL AREAS

Townsend court is a purpose built retirement development and is situated close to Leominster's town centre and is surrounded by attractive landscape gardens. Each apartment has emergency pull cords in every room and there are good communal gardens facilities to include a residents day room with kitchenette, laundry room, south facing patio gardens with clothes drying area and also a residents carpark.

The spacious lounge/dining room has an attractive UPVC double glazed bay window to front overlooking landscaped gardens and also a feature fireplace with an electric fire standing on a raised hearth with fire surround and mantle shelf over.

From the lounge/dining room a Bifold door opens into the kitchen.

The kitchen has a working surface with an inset stainless steel sink unit with cupboards and drawer under and the working surfaces continue with base units of cupboards and a tray shelf under. There is also an integral fridge/freezer and built into the working surface is a 4 ring electric hob with a double oven with grill under and a

#### SERVICES.

Mains water, mains electricity, mains drainage and telephone subject to BT regulations. Services charges payable to Stonewater Housing of £128.58 per month



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 7.42m x 3.15m (24'4" x 10'4")

Kitchen 2.39m x 1.70m (7'10" x 5'7")

Bedroom One 3.25m x 2.79m (10'8" x 9'2")

Bathroom

## 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		76	
(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	

## Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 43.4 sq. metres (466.8 sq. feet)

### 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.