



**JonathanWright**  
estate agents



**50 Townsend Court,, Leominster, HR6 8TD. £120,000**



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Leominster  
HR6 8TD**

**£120,000**

### **PROPERTY FEATURES**

- **Second Floor Apartment**
- **2 Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Shower Room**
- **Communal Facilities**
- **Close To Town Centre**



**To view call 01568 616666**



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A spacious and modernised, second floor retirement apartment situated in a purpose built building, offering security with a secure entrance door system, alarm cords in each apartment, a resident site manager, laundry and drying facilities, residents lounge, central reception and pleasant gardens. The apartment is offered for sale by Jonathan Wright Estate Agents and viewing is by appointment with the selling agents.

The complex is with-in a few moments walking distance of Leominster's main town centre and amenities. The full particulars of 50 Townsend Court, Leominster are further described as follows:

The property is a second floor retirement apartment.

An entrance door opens into an L shaped hallway having a window to side, built-in cloaks cupboard, electric panel heater, door, telephone entrance system, lighting, smoke alarm and a door opening into the lounge.

The light, lounge has 2 windows, one to rear and one to side, ceiling light, power points, TV aerial point, telephone point and a pleasant outlook.

From the lounge a door opens into the kitchen/dining room. The kitchen is well fitted with units to include an inset stainless steel, one and a half bowl, single drainer sink unit, mixer tap over, working surfaces to either side and base units of cupboards and drawers. There is a built-in fridge/freezer, a built-in Bosch fan assisted electric oven with grill and cupboard space over and under. The kitchen has an inset 4 ring electric oven, extractor hood with light over,

space and plumbing for a washing machine and space and plumbing for a dish washer. The kitchen has matching eye-level cupboards, tiled splashbacks, ceiling spotlighting, floor covering, room for a table and chairs and a window to side.

From the reception hall there are doors off to bedrooms.

Bedroom one has a window overlooking gardens to side, lighting and a panelled wall heater.

Bedroom two. The measurement of bedroom two is taken into the front of a built-in floor to ceiling wardrobe fitment with centre mirrored door, hanging rail and shelving. There is ceiling spotlighting, window to rear and a panelled radiator.

From the hallway a door opens into a modern shower room, having an enclosed shower cubical, safety hand rail and tiled to ceiling height. To the side is a wash hand basin, low flush W.C, tiling to all splashbacks, vertical heated towel rail/radiator, ceiling light and a ceiling extractor fan.

To the side of the shower room a door opens to an airing cupboard with shelving, hot water heater and an additional pump.

#### AGENTS NOTE.

There is a Monthly Service Charge (Including Ground Rent), of £196.42 and 60 years remaining on the lease.



## ROOMS AND SIZES

Hallway

Lounge 4.01m x 3.66m (13'2" x 12')

Kitchen/Dining Room 4.27m x 2.13m (14' x 7')

Bedroom One 2.95m x 2.74m (9'8" x 9')

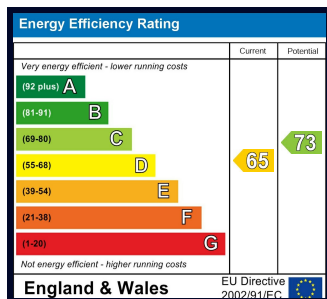
Bedroom Two 2.95m x 1.37m (9'8" x 4'6")

Shower Room

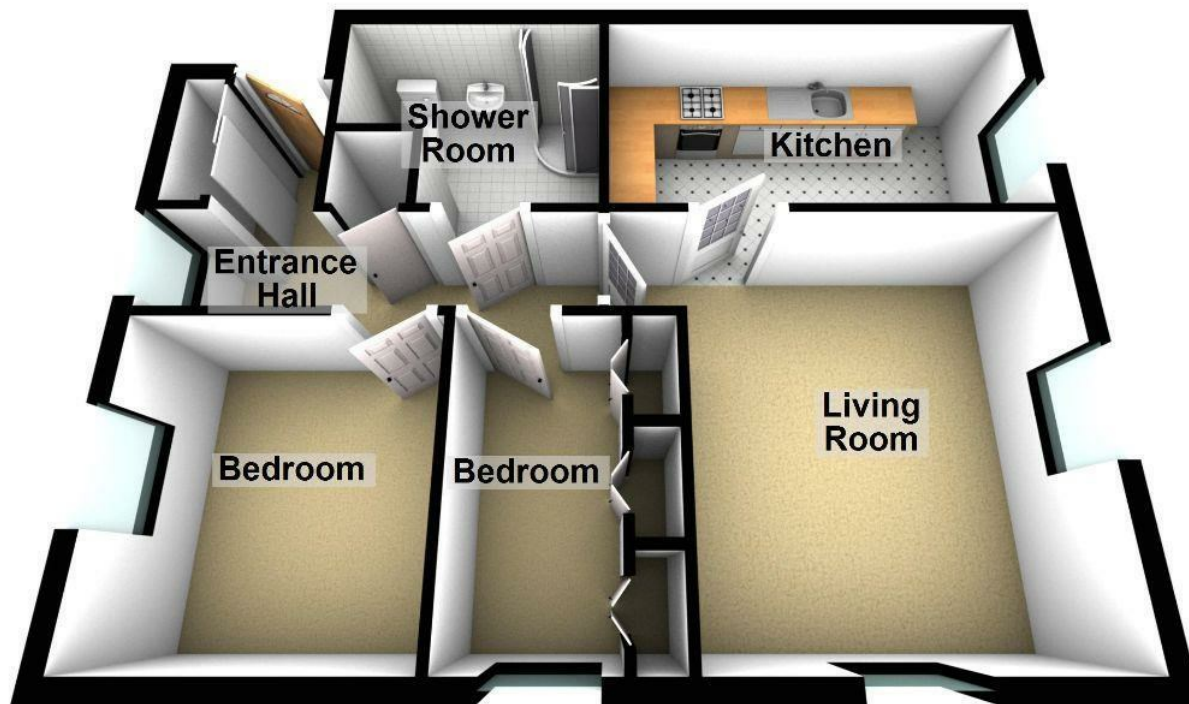
## PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Leasehold



## Ground Floor



### 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.