



**JonathanWright**  
estate agents



**21 Townsend Court, Leominster, HR6 8TD. £90,000**



**21 Townsend Court  
Leominster  
HR6 8TD**

**£90,000**

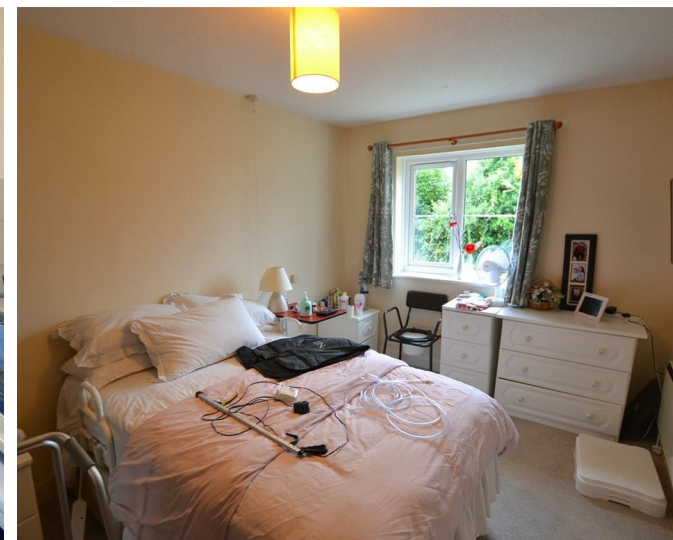
### **PROPERTY FEATURES**

- **First Retirement Floor Apartment**
- **1 Bedroom**
- **Good Size Lounge**
- **Kitchen**
- **Recently Installed Wetroom**
- **Communal Facilities**
- **Communal Gardens**
- **Residents Parking**
- **55 Year And Over**

**To view call 01568 616666**



**JonathanWright**  
estate agents







Situated in a most attractive retirement development, a well presented first floor apartment offering secure accommodation for persons aged over 55, to include a reception hall, spacious lounge, kitchen, a good size bedroom, a recently installed wetroom and use of residents communal areas to include landscaped gardens, residents day room, laundry room and car park. Townsend Court is only a short walk from Leominster's town centre and offers a wide range of amenities to include shops, supermarkets, cafes, restaurants and library. There is also the attractive Priory Church and train station with regular train services to the nearby cathedral city of Hereford. Details of 21 Townsend Court, Leominster are now as follows:

An entrance door opens from a communal hallway into a reception hall having an inspection hatch to the loft space above and doors off to the accommodation. The good size lounge has a UPVC double glazed window overlooking gardens, a modern night storage heaters and ample room for furniture.

A door from the lounge opens into the kitchen having a working surface with an inset stainless steel sink unit with cupboard, space and plumbing under for a washing machine and there are further working surfaces with cupboards and drawers under. The kitchen has space for an electric cooker, room for an upright fridge/freezer, matching eye-level cupboards, tiled splashbacks and an extractor fan. From the reception hall a door opens into a useful storage cupboard with fitted shelving and a second door into an airing cupboard housing a hot water cylinder with an immersion heater. Off the reception hall door opens into bedroom one. The good sized, double

bedroom has a built-in wardrobe fitment with mirror fronted sliding doors, a UPVC double glazed window to the side and ample room for bedroom furniture.

From the reception hall a door opens into the wetroom having a recently fitted suite to include an electric shower with a seat under and shower screen, a vanity unit with an inset sink and wc, extractor fan and a heated towel rail.

#### OUTSIDE.

Townsend Court is situated in an attractive tucked away position close to Leominster's town centre and amenities. There are delightful landscaped communal gardens, a residents car park and internally are communal areas to include a residents day room with organised activities and a laundry room.

#### AGENTS NOTE

The current owner has made improvements to include a recently installed wetroom, carpets and modern storage heaters.

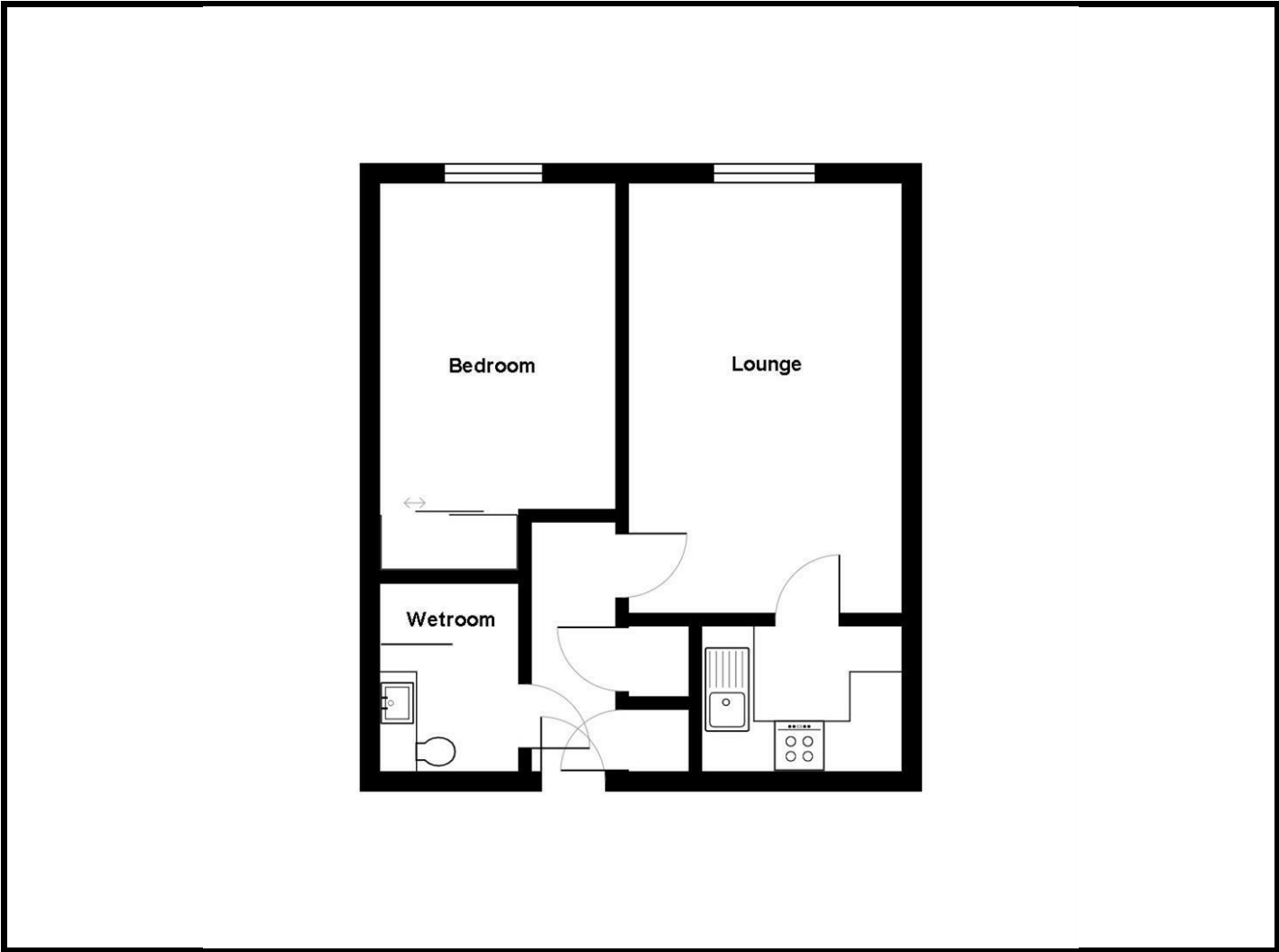
#### SERVICES.

The property has mains water, mains electricity and electric night storage heaters. A monthly service charge of £128.58 is payable to Stonewater Housing which covers maintenance of communal areas and gardens. There are emergency pull cords in every room and Townsend Court also has a resident manager with an office on the first floor. 60 (approx) remaining year remaining on the lease. Residents 55 years and over.



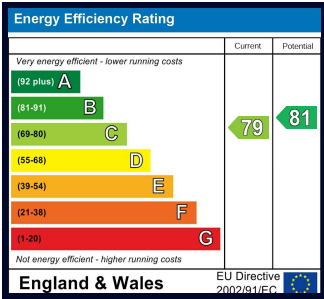
ROOMS AND SIZES

|                |                               |
|----------------|-------------------------------|
| Reception Hall |                               |
| Lounge         | 5.03m x 3.20m (16'6" x 10'6") |
| Kitchen        | 2.34m x 1.68m (7'8" x 5'6")   |
| Bedroom One    | 4.09m x 2.77m (13'5" x 9'1")  |
| Bathroom       |                               |



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.  
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.