



JonathanWright
estate agents



Flat 24 Townsend Court, Leominster, HR6 8TD. No Onward Chain £120,000

**Flat 24 Townsend Court
Leominster
HR6 8TD**

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PROPERTY FEATURES

- Retirement Apartment
- First Floor
- 2 Good Size Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Shower Room
- Communal Dayroom And Facilities
- Residents Parking
- Close To Town Centre

To view call 01568 616666



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Situated in the popular and sought after Townsend Court retirement development, a modern and well presented first floor apartment offering UPVC double glazed accommodation to include a reception hall with storage, a good size lounge with bay window and fireplace, a modern fitted kitchen/breakfast room, 2 good size bedrooms, shower room and residents of Townsend Court have use of excellent communal amenities, landscaped gardens and parking. Townsend Court is situated in a quiet and tucked away position close to Leominster's town centre, enjoying amenities to include shops, supermarkets, cafes, restaurants, library and train station.

The property is a modern, well presented first floor retirement apartment. A door from a communal hallway opens into an L shaped reception hall, having an inspection hatch to the loft place above and double opening doors into a good size cloaks cupboard with hanging rail and shelving.

A door from the reception hall gives access into the good size lounge having an attractive UPVC double glazed bay window to front, overlooking attractive landscaped gardens. The lounge also has a feature fireplace, with an electric fire standing on a raised hearth and a feature archway leading into the kitchen/breakfast room.

The modern a kitchen/breakfast room has a stainless steel sink unit with cupboard and washing machine under. The working surfaces continue with base units to include cupboards and drawers, also slide out shelving and built into the working surface is a Neff electric hob with a matching electric oven under and a stainless steel extractor hood with light over. Also under the working surface is a fridge which is included with the sale and there is a range of matching

eye-level cupboards, tiling to splashbacks, vinyl floor covering and room for a breakfast table.

From the reception hall a door opens into bedroom one.

Bedroom one has a built-in wardrobe fitment, a UPVC double glazed window to the front, an electric heated towel rail and ample room for bedroom furniture.

Bedroom two is also a good size bedroom, having a built-in wardrobe with hanging rail and storage, box storage and a UPVC double glazed window overlooking gardens to front.

From the hallway a door opens into an airing cupboard housing a water heater with shelving over. A door from the reception hall opens into the shower room.

The modern fitted shower room include s a shower cubicle with an electric shower over, wash hand basin with vanity unit under and a low flush W.C. The shower room is tiled from floor to ceiling height and has an extractor fan and a heated towel rail.

FACILITIES

Townsend court offers excellent communal amenities for residents to include beautiful landscaped gardens to the front, parking for residents, a day room with kitchenette, laundry room and south facing gardens to the rear. There are emergency pull cords in every room and an intercom system operating the main front door.

SERVICES.

Mains water, mains drainage, and mains electricity.

The leasehold is offered for sale with 59 years remaining.

A Service Charge of £196.42. Payable to Stone Water Housing.

ROOMS AND SIZES

Reception Hall

Lounge 5.54m x 3.07m (18'2" x 10'1")

Kitchen/Breakfast Room 3.81m x 2.16m (12'6" x 7'1")

Bedroom One 3.56m x 2.79m (11'8" x 9'2")

Bedroom Two 2.97m x 1.96m (9'9" x 6'5")

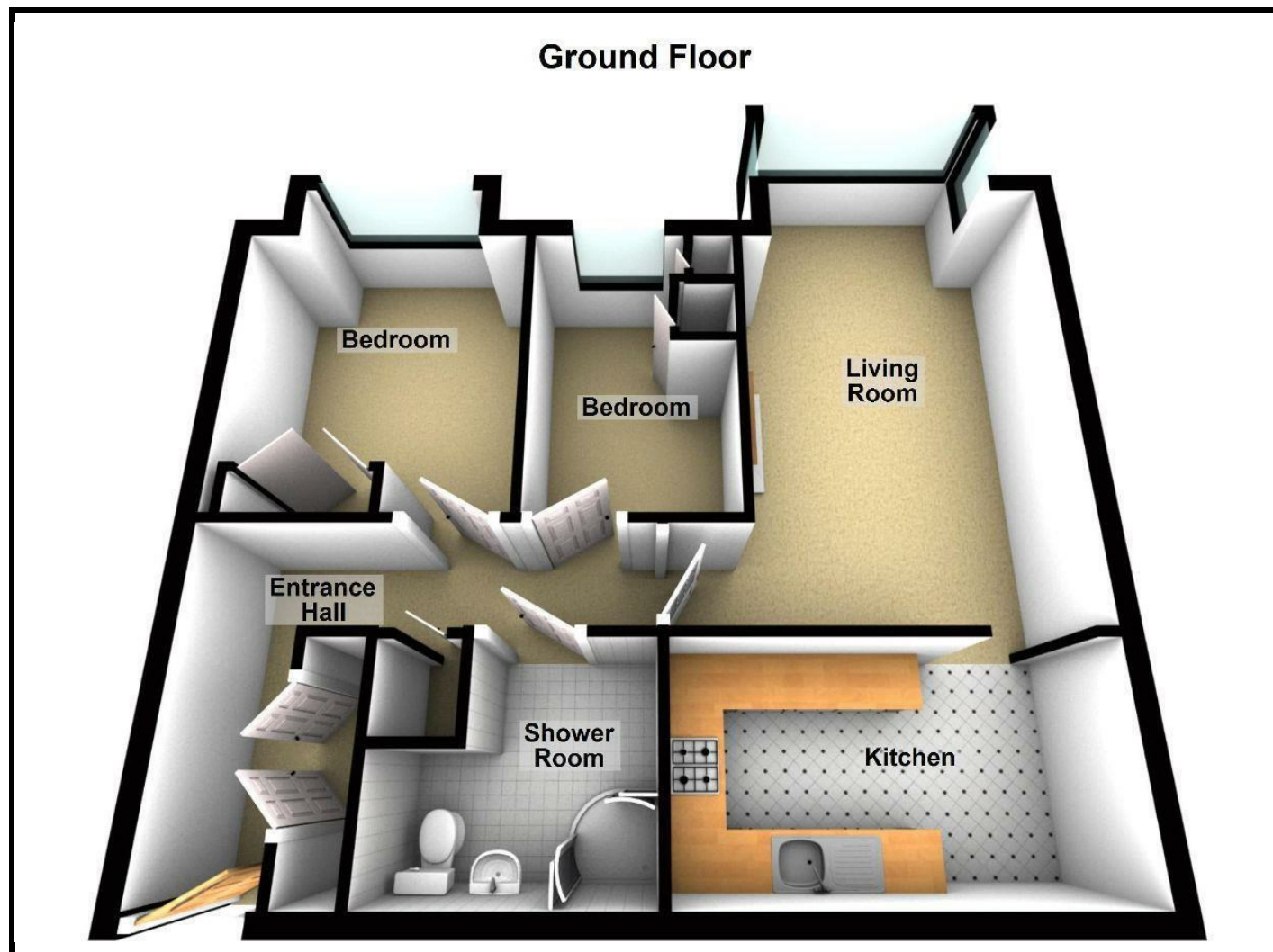
Shower Room

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		
(55-68) D	67	67
(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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