21 Kenelm Court, Leominster, HR6 8PZ. £110,000

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Leominster
HR6 8PZ

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PROPERTY FEATURES

- Ground Floor Apartment
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Wet Room
- Lawned Gardens
- Residents Parking
- Close To Town Centre

To view call 01568 616666

JonathanWright
estate agents

Situated in a purpose built development a ground floor flat offering accommodation to include a reception hall, lounge/dining room, kitchen, 2 bedrooms, wet room, outside good size lawn and shrub gardens and a designated private parking.
Kenelm Court is within a few moments walking distance of Leominster's main town centre and amenities, also well placed for open countryside walks.
The full particulars of 21 Kenelm court, Leominster are further described as follows:

An entrance door opens into a reception hall having lighting and a door opening into the lounge/dining room
The lounge/dining room has a double glazed window to front, night storage heater, laminate flooring, lighting and an archway opening into the kitchen.
The kitchen has an inset, stainless steel, s ingle drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a planned space for an electric cooker, space and plumbing for an automatic washing machine, planned space for a fridge, tiling to splashbacks, and a double glazed window to rear.
From the lounge/dining room a door opens into an inner hallway having lighting and access off to bedrooms.
Bedroom one has a double glazed window to front, night storage heater and lighting.
Bedroom two has a double glazed window to side, lighting, power and a night storage heater.
From the hallway a door opens into a wet room.
The wet room has a shower, low flush W.C, wash hand basin, ceiling light and an extractor fan.
In the inner hallway there is a door to the airing cupboard housing the hot water cylinder, immersion heater and and also a door to a very useful cloaks cupboard.

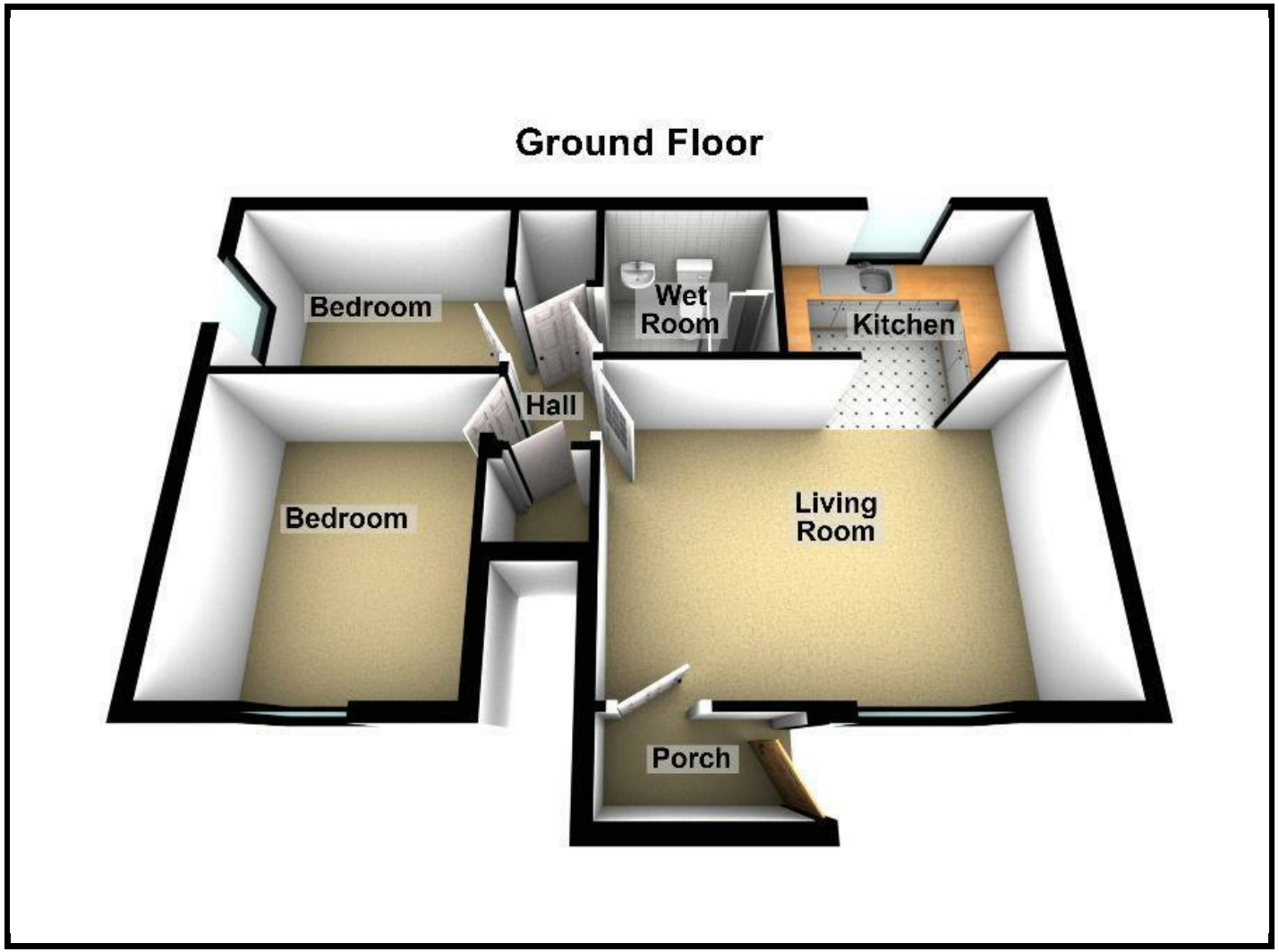
OUTSIDE.
The ground floor property enjoys a small garden area to the front, lawned gardens continuing across the side of the property and also giving access to the residents parking, having a designated parking space.

SERVICES.
Mains electricity, mains water, mains drainage, and night store heating.

AGENTS NOTE.
The property is a ground floor apartment with a 164 years remining on the lease.

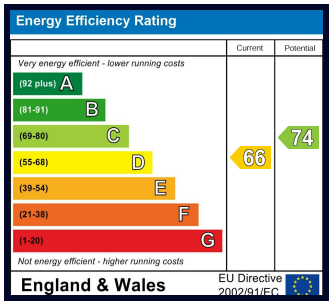
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	5.00m x 3.53m (16'5" x 11'7")
Kitchen	2.97m x 1.83m (9'9" x 6')
Bedroom One	3.28m x 2.92m (10'9" x 9'7")
Bedroom Two	3.10m x 2.06m (10'2" x 6'9")
Wet Room	
Lawned Gardens	



PROPERTY INFORMATION

Council Tax Band - B
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.

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JonathanWright estate agents
Tel: 01568 616666

Your Independent Estate Agent for Life
26 High Street, Leominster, HR6 8LZ
Email. post@jonathanwright.co.uk

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