11 Townsend Court Green Lane, Leominster, HR6 8TD. £120,000

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PROPERTY FEATURES

- Ground Floor Apartment
- 55 Years And Over
- 2 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom
- Communal Gardens
- Residents Parking
- Close To Town Centre

To view call 01568 616666

JonathanWright
estate agents

This ground floor apartment forms part of the Townsend Court development, a purpose built building for folks over 55 years of age, offering secure accommodation to the ground floor apartment having a reception hall, lounge, kitchen/breakfast room with appliances, 2 bedrooms, bathroom with shower over and outside pretty communal gardens, private parking and within easy walking distance of Leominster's main town centre and amenities.
The full particulars 11 Townsend Court, Leominster are further describe as follows:

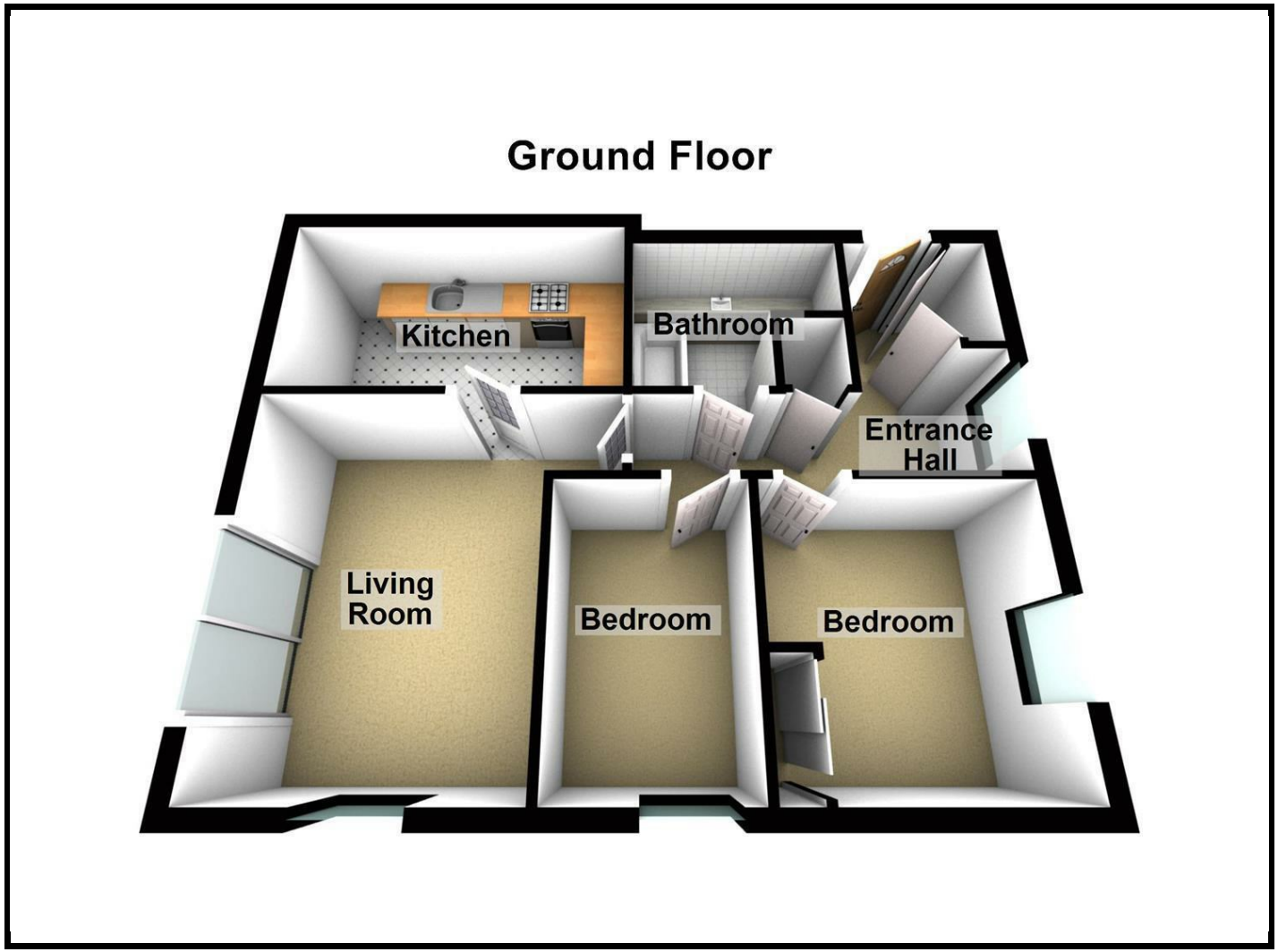
The property is a ground floor apartment forming part of the complex which is for retirement persons.
A secure front entrance door gives access to the apartments, with number 11 ground floor and having an entrance door opening into an L shape reception hall.
The reception hall has a double glazed window to side, 2 ceiling lights, night storage heater, double opening doors to a cloaks cupboard, telephone entry system and a door opening into the lounge.
The lounge has a double glazed window to side and a sliding double glazed patio door giving access to a private seating area, There is a ceiling light, night storage heater and a door from the lounge opens into the kitchen/breakfast room.
The kitchen is well fitted with modern units and includes an inset, stainless steel sink unit, working surfaces and base units under of cupboards and drawers. There is space and plumbing for a washing machine, an inset, 4 ring ceramic hob, extractor hood over, also a tall housing unit with an Electrolux fan assisted over with grill, also cupboards space over and under and tall larder units to either side. There is matching eye-level cupboards, concealed lighting under, room for a breakfast table and chairs, room for a fridge or upright fridge/freezer and a double glazed window to the side.
From the reception hall there are doors off to the bedrooms.
Bedroom one has a double glazed window to side, ceiling light and an electric convector heater.
Bedroom two has a double glazed window to side, ceiling light and an electric convector heater.
From the reception hall a door opens into the bathroom
The bathroom has a modern suite in white of a panelled bath with hand grips, shower over and including a hand shower and a rain shower. There is wet board panelling, built-in vanity wash hand basin and an enclosed low flush W.C. There is a ceiling light, downflow electric heater, safety hand rail and also a heated towel rail.
To the side of the bathroom a door opens into an airing cupboard housing a large Factory insulated hot water cylinder and immersion heater.

SERVICES.
Mains electricity, mains water, mains drainage. There is a monthly service charge of £196.42.

AGENTS NOTE.
The property is Leasehold and has the benefit of secure living within a purpose built development with a resident manager and standing in lovely communal gardens with residents parking.

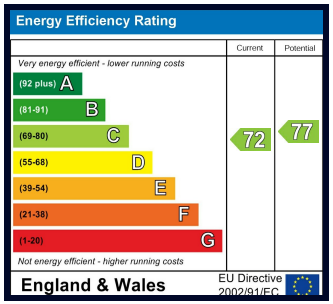
ROOMS AND SIZES

Reception Hall	
Lounge	4.01m x 3.53m (13'2" x 11'7")
Kitchen/Breakfast Room	4.39m x 2.18m (14'5" x 7'2")
Bedroom One	3.00m x 2.79m (9'10" x 9'2")
Bedroom Two	3.00m x 1.96m (9'10" x 6'5")
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.

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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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