Flat 10 Townsend Court, Green Lane, Leominster, HR6 8TD. £115,000

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PROPERTY FEATURES

- Retirement Apartment
- Ground Floor
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Shower Room
- Communal Gardens
- Residents Parking
- Close To Town Centre

To view call 01568 616666

JonathanWright
estate agents

A recently modernised ground floor retirement apartment situated in a purpose built retirement building for residents aged 55 years or over and having the benefit of a resident manager.
Townsend court is not far from Leominster's town centre and amenities, having a good community among the residents, with the building being manage by Stonewater association.
Flat 10 has been completely modernised and improved in the last couple of years and viewing is recommended of this apartment.
The full particulars of 10 Townsend Court, Leominster are further described as follows:

The property is a ground floor retirement apartment.
An entrance door opens into a good size reception hall having a telephone entrance system, night storage heater, lighting and a door opening into the lounge/dining room.
The lounge/dining room has a double glazed bay window to front, ceiling light, power points, night storage heater and a glazed panelled door opening into the kitchen/breakfast room.
The kitchen/breakfast room has recently refitted and includes an inset, single drainer sink unit, working surfaces and base units to either side with cupboards and drawers under. There is a tall matching larder unit, splashbacks, eye-level cupboards, planned space for an electric cooker, extractor hood with light over, space and plumbing for a washing machine and a planned space for an upright fridge/freezer. The kitchen/dining room has lighting, power points, night storage heater and room for a breakfast table and chairs.
From the reception hall a door opens into bedroom one.
Bedroom one has a double glazed window overlooking the gardens to front, a built-in wardrobe, lighting, power and a wall mounted convector heater.
Bedroom two has a window overlooking gardens to front, lighting, power points and a wall mounted convector heater.
In the reception hall a door opens into a recently refitted shower room having a corner shower cubicle with a Triton T80 electric shower over, vanity wash hand basin with cupboards under and to either side, low flush W.C, wet board panelling to ceiling height throughout, ceiling light, ceiling extractor fan and a downflow electric heater.
Also in the reception hall is a door opening into a cloaks cupboard and a door opening into the airing cupboard housing the hot water heater and shelving.

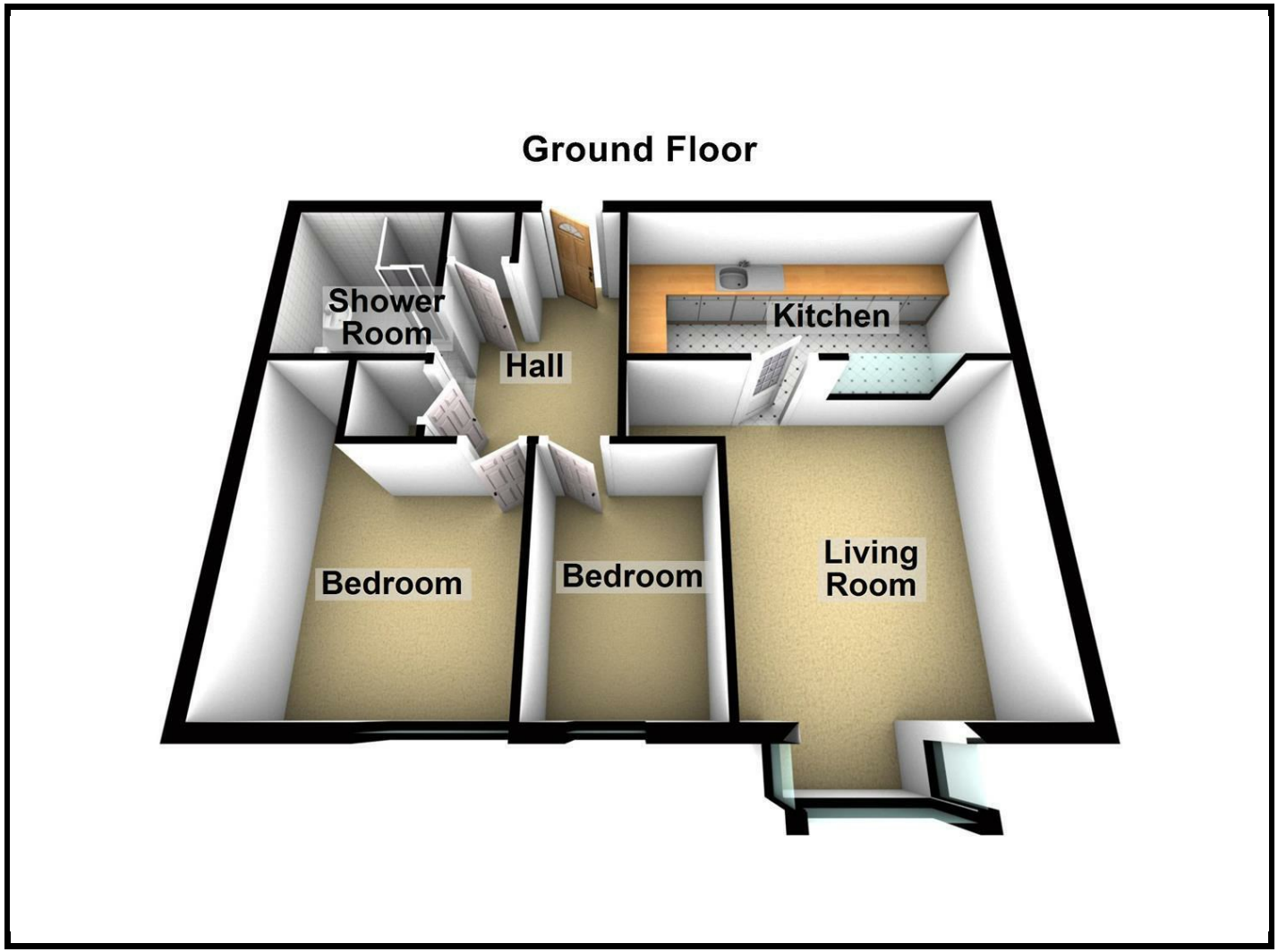
OUTSIDE.
There are communal gardens, all well maintained by a professional company.
There are pleasant seating areas, patios, plenty of residents parking a secure front entrance door, giving access to a main entrance foyer, with a residents lounge, residents laundry, washing and drying room and a lift to the first and second floors.

AGENTS NOTE.
There is a monthly service charge of £196.42. Lease term 99 years from 25th December 1985.

SERVICES.
Mains electricity, mains water, mains drainage.

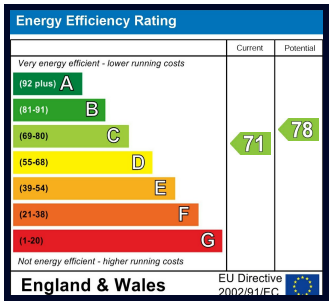
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	4.88m x 3.51m (16' x 11'6")
Kitchen/Breakfast Room	4.88m x 2.13m (16' x 7'22)
Bedroom One	3.45m x 3.15m (11'4" x 10'4")
Bedroom Two	3.00m x 2.01m (9'10" x 6'7")
Shower Room	
Communal Gardens	



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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