



**21 Bridge Court, Leominster, HR6 8HX. £40,000**

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HR6 8HX**

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### **PROPERTY FEATURES**

- **First Floor Retirement Apartment**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Shower Room**
- **Double Glazed**
- **Night Storage Heating**
- **Residents Parking**
- **Delightful Riverside Gardens**
- **Close To Town Centre**



**To view call 01568 616666**



**JonathanWright**  
estate agents



**MOTIVATED SELLER, OFFERS CONSIDERED.**

A spacious and light first floor retirement apartment offering double glazed accommodation to include a reception hall, lounge/dining room, kitchen, 2 bedrooms, modern shower room and outside residents parking, an attractive communal riverside garden and clothes drying area.

Bridge Court is only a short walk away from Leominster's town centre offering a wealth of amenities to include shops, supermarkets, cafes, restaurants, train station and library.

Details of 21 Bridge Court, Leominster are further described as follows:

The property is a spacious first floor retirement apartment.

An entrance door from a communal landing opens into reception hall, having an inspection hatch to the roof space above and doors off to the living accommodation.

The good size lounge/dining room enjoys a double aspect of windows to front and side, plenty of power points, room for a small dining table and a door opening into the kitchen.

The kitchen has a working surface with an inset stainless steel sink unit, with cupboard and planned space with plumbing under for a washing machine.

The working surfaces continue with base units under to include cupboards and drawers, planned space for an electric cooker with a stainless steel extractor hood with light over, matching eye-level cupboards and a matching larder unit.

The kitchen has a double glazed window to rear with attractive outlook over the

Kenwater River.

From the reception hall a door opens into bedroom one.

Bedroom one is a good size bedroom having a double glazed window to front and a wall mounted storage heater.

Bedroom two has a double glazed window with an attractive outlook over the residents gardens and also the River Kenwater.

Shower room. The modern fitted shower room has a large walk-in shower with an electric shower over and a glass shower screen, low flush W.C. and a pedestal wash hand basin. There is a frosted double glazed window to the rear, a wall mounted electric heater and a door into an airing cupboard housing a water heater and shelving.

**OUTSIDE.**

Bridge Court is a purpose built retirement complex and is accessed under an archway off Bridge Street with a driveway leading to residents parking area. To the rear are attractive riverside gardens and clothes drying area.

**SERVICES.**

The property has electric night storage heating and double glazed windows.

The leasehold is being offered for sale with approximately 59 years remaining and a monthly Service Charge is payable to Anchor Housing of £267.13.

An exit fee is payable to Anchor Housing, when the properties are sold of 2% of the purchase price for every year that the property is owned.

Residents must be aged 55 and over.



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 3.99m x 34.75m (13'1" x 114")

Kitchen 2.62m x 1.96m (8'7" x 6'5")

Bedroom One 3.48m x 2.72m (11'5" x 8'11")

Bedroom Two 2.36m x 2.13m (7'9" x 7')

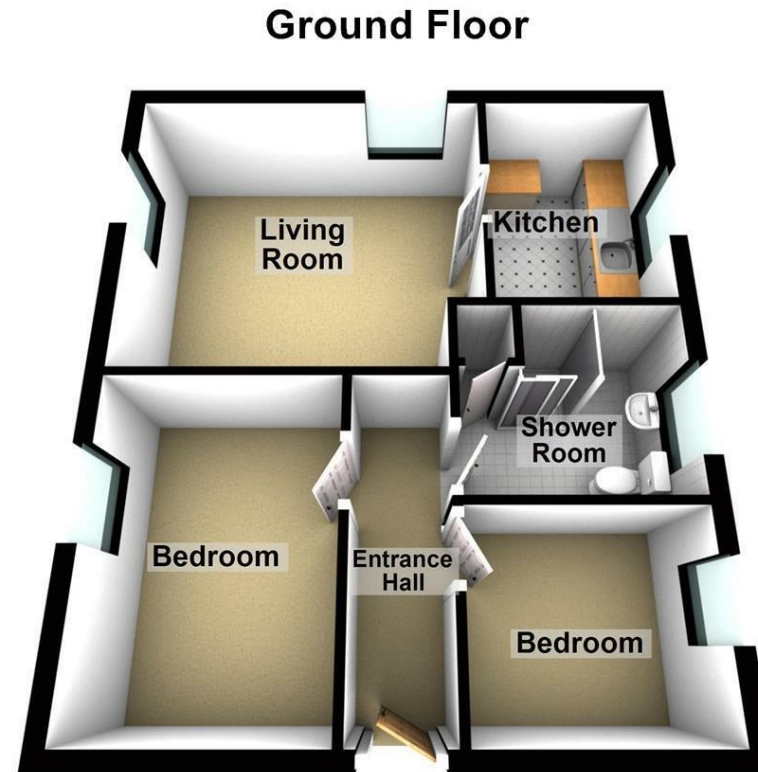
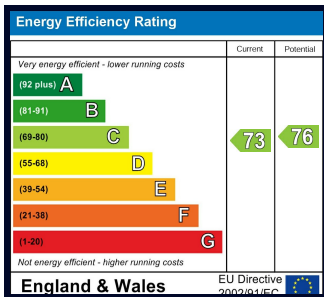
Shower Room

Residents 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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