



**JonathanWright**  
estate agents



**30 Kenelm Court, Leominster, HR6 8PZ. No Onward Chain £135,000**



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Leominster  
HR6 8PZ**

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### **PROPERTY FEATURES**

- A Modern First Floor Apartment
- 1 Double Bedroom
- Lounge
- Kitchen/Breakfast Room
- Shower Room
- Small Lawned Garden
- Outside Storage Cupboard
- Parking Spaces
- Close To Town Centre



**To view call 01568 616666**



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A modern first floor apartment offering UPVC double glazed accommodation to include a reception hall, landing, a good size lounge, kitchen/breakfast room, one double bedroom, shower room and outside a small garden to the front and parking for vehicles.

The property is well positioned, only a short walk away for Leominster's town centre and amenities to include a wide variety of shops, supermarkets, cafes and restaurants. Also close by are attractive riverside walks.

Details of 30 Kenelm Court, Leominster are further described as follows:

An entrance door opens into a reception hall with stairs leading up to a landing having an inspection hatch to the loft space above and doors off to the accommodation.

The good size lounge has a UPVC double glazed window to the rear, an intercom system operating the main front door, plenty of power points, telephone point and an archway leading into the kitchen/breakfast room.

The kitchen/breakfast room has a working surface with an inset sink unit with cupboards and drawers under and working surfaces continue with further base units of cupboards and drawers. Built into the working surface is a 4 ring electric hob with a concealed extractor hood with light over and an electric oven under. There is space and plumbing for a washing machine, space for a further appliance, matching eye-level cupboards, tiled splashbacks, a wall mounted electric heater, room for a breakfast table and a UPVC double glazed window.

From the reception hall a door opens

into the bedroom.

The bedroom is a good size bedroom having a UPVC double glazed window to the front with a far reaching view across Leominster town and over to nearby countryside. There is a door into a deep wardrobe with hanging rail and shelving, ample room for further bedroom furniture and a door into an airing cupboard housing a modern water cylinder with immersion heater.

From the landing a door opens into a shower room.

The shower room has a shower cubicle with a Mira Jump electric shower over, low flush W.C. and a wash hand basin with a vanity unit under. The shower room has a wall mounted electric heater, extractor fan and a vanity light with shaver socket.

#### OUTSIDE.

The property is situated just off the popular Oldfields Close development close to Leominster's town centre and amenities. To the front are parking spaces, also a small lawned garden and door into a useful storage cupboard with power points and also housing the electricity meter.

#### SERVICES.

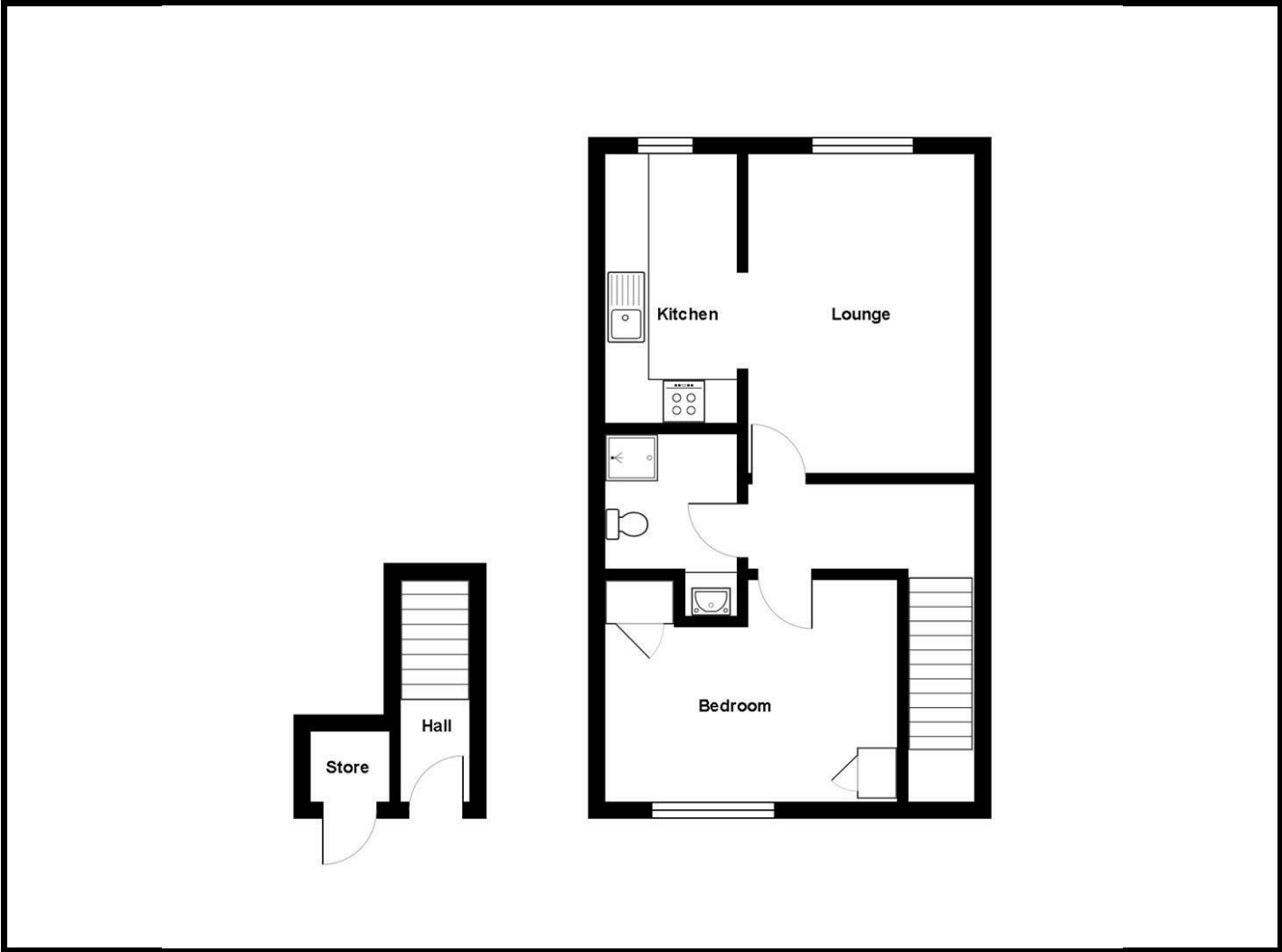
Mains water, mains electricity and electric heating.

#### AGENTS NOTE.

The property is Leasehold with approximately 163 years remaining. There is an annual Ground Rent of £158.00, payable in two installments to Sinclair Gardens Investments (Kensington) Limited.

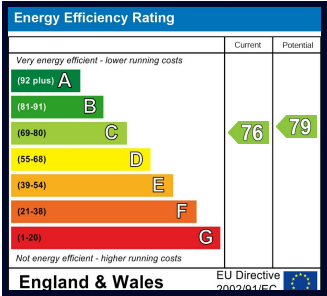
ROOMS AND SIZES

- Reception Hall
- Lounge4.45m x 3.15m (14'7" x 10'4")
- Kitchen/Breakfast Room3.76m x 1.85m (12'4" x 6'1")
- Bedroom One3.89m x 3.12m (12'9" x 10'3")
- Shower Room
- Small Lawned Garden



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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