

27 Kenelm Court, Leominster, HR6 8PZ. £127,500

27 Kenelm Court
Leominster
HR6 8PZ

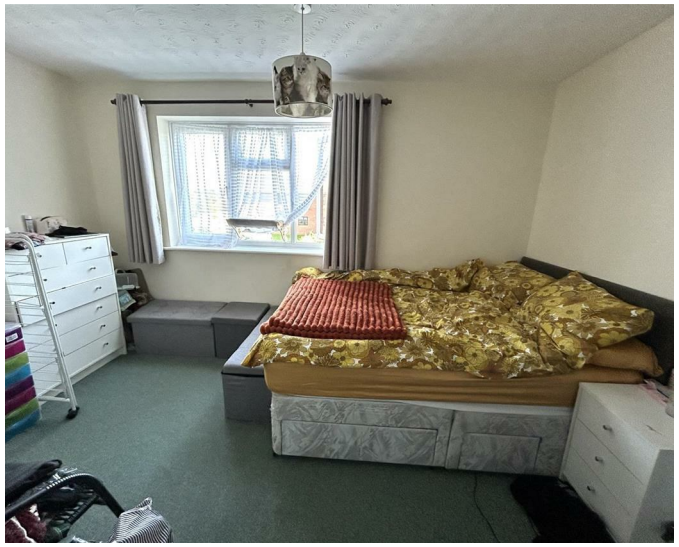
£127,500

PROPERTY FEATURES

- Ground Floor Apartment
- Leasehold
- 1 Bedroom
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Lawn Garden To Front
- Residents Parking
- Close To Town Centre







To view call 01568 616666

JonathanWright estate agents





Situated in pleasant and convenient position for Leominster's main town centre and amenities, a purpose built ground floor apartment offering well presented double glazed living accommodation having a porch, opening into a lounge/dining room, feature arch giving access under into the well fitted kitchen, one good size bedroom an inner hallway and a modern bathroom with shower over.
The apartment enjoys its own outside space having a lawned garden to front and also designated parking in a residents carpark.
The property is close to Leominster's town centre and also close to open countryside walks being only a few moments away.
The full particulars of 27 Kenelm Court, Leominster are further described as follows:

The property is a purpose built ground floor apartment.
A double glazed entrance door opens into an enclosed porch, having a quarry tiled floor, a opening double glazed window and a door opening into the lounge/dining room.
The lounge/dining room has 2 ceiling lights, smoke alarm, night storage heater, power points, TV aerial point and a door to a useful storage/cloaks cupboard.
From the lounge/dining room a feature arch gives access under and through into the kitchen.
The well fitted kitchen has units to include an inset stainless steel, single drainer sink unit, mixer tap over and working surfaces with base units under of cupboards and drawers. There is an inset, 4 ring electric hob, fan assisted electric oven under and an extractor hood with light over. The kitchen has space and plumbing for an automatic washing machine, room for a fridge or upright fridge/freezer, matching eye-level cupboards and tiled splashbacks. There is lighting, kitchen floor covering, an electric convector heater, double glazed window to front and a towel and tray space.
From the lounge/dining room there is an inner hallway, having a ceiling light and access to the bedroom.
The bedroom has a double glazed window to rear, ceiling light, power points, night storage heater and a door to the airing cupboard.
From the inner hallway a door opens into the bathroom having a modern suite of a panelled bath, a Triton electric shower over, folding shower screen, a low flush enclosed W.C, vanity wash hand basin, shaver light and socket, downflow electric heater, ceiling light and bathroom floor covering.

OUTSIDE.
The property has a flagged pathway to the front entrance door and a lawned garden to front.

AGENTS NOTE.
The property is leasehold with approximately 163 years remaining.
There is an annual ground rent of £158.00. payable in 2 instalments to Sinclair Gardens Investments LTD.
SERVICES.
Mains electricity, mains water, mains drainage and night storage heating.

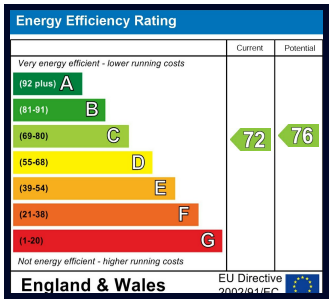
ROOMS AND SIZES

Porch	
lounge/Dining Room	5.44m x 3.20m (17'10" x 10'6")
Kitchen	3.53m x 1.73m (11'7" x 5'8")
Bedroom	3.96m x 3.05m (13' x 10')
Bathroom	
Lawned Garden To Front	



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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.
Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.

JonathanWright estate agents
Tel: 01568 616666

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

rightmove
naea | propertymark PROTECTED
The Property Ombudsman