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estate agents



24 Townsend Court Green Lane, Leominster, HR6 8TD. No Onward Chain £115,000

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Leominster
HR6 8TD**

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PROPERTY FEATURES

- **First Floor Apartment**
- **2 Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Modern Fitted Shower Room**
- **Double Glazed**
- **Residents Lounge**
- **Residents Laundry Room**
- **Landscaped Gardens**
- **Close To Town Centre**

To view call 01568 616666



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A most attractive first floor apartment situated in a purpose built retirement development for purchasers aged 55 years and over. A well presented and double glazed apartment offering an L shaped hall, lounge with bay window to front, modern fitted kitchen/dining room, 2 bedrooms, both with fitted wardrobes, a modern shower room with a closed shower cubicle, low flush W.C. and wash hand basin, all standing in landscape gardens, all well maintained. Townsend Court development has a residents lounge, laundry room with drying and washing facilities. patio, seating areas and all within Leominster's main town centre and amenities.

The full particulars of 24 Townsend Court, Leominster are further described as follows:

The property is a retirement apartment. An entrance door in the apartment opens into an L shaped hallway having double opening doors to a large cloaks cupboard with hanging rail and shelving. There are 2 ceiling lights, smoke alarm, night storage heater, power points, telephone entry system for the main front door of the development and a door opening into the lounge.

The lounge has a large bay window to front, 2 ceiling lights, ornamental fireplace with an electric coal and living flame effect fire inset, night storage heater, power points and an archway leading through into the kitchen/dining room.

The well fitted kitchen has units to include an inset, stainless steel single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a built-in washing machine, built-in fridge and freezer, also a Neff 4 ring ceramic hob, extractor hood with light over and a matching fan assisted oven with grill under. The kitchen has ceramic tiling to splashbacks, matching eye-level cupboards, ceiling spotlighting,

separate ceiling light in the dining area, power points and a heated towel rail. From the reception hall door lead off to the two bedrooms.

Bedroom one has a bay window to front, ceiling light, power points, heated towel rail, built-in double wardrobe, centre mirror, lighting and power.

Bedroom two has a window to front, ceiling light, power, an electric convector heater, built-in wardrobes and a wall cabinet. In the reception hall a door opens into a modern fitted shower room with an enclosed shower cubical, Mira shower over, safety handgrip and a vanity wash hand basin to side with mixer tap over and cupboards under. There is a low flush W.C, bathroom cabinet, ceiling light, an extractor fan, ceramic tiling to ceiling height throughout, ceramic tiled floor and a heated towel rail. To the side of the shower room is an airing cupboard with a very neat and modern electric water heater and slatted shelving.

OUTSIDE.

The property is approached to the front with access through security doors into the main reception hall foyer with a lift giving access up to the first floor where the apartment is situated.

There are landscaped gardens surrounding the development, seating areas and patios, also a residents lounge and a residents laundry room with washing and drying facilities included in the monthly service charge.

SERVICES.

Mains electricity, water, drainage and telephone to BT regulations.

AGENTS NOTE.

Monthly service charge of £259.29 . Viewing is strictly by appointment with the selling agent.

ROOMS AND SIZES

Reception Hall

Lounge 5.66m x 3.10m (18'7" x 10'2")

Kitchen/Dining Room 3.81m x 2.18m (12'6" x 7'2")

Bedroom One 2.92m x 2.79m (9'7" x 9'2")

Bedroom Two 2.97m x 1.98m (9'9" x 6'6")

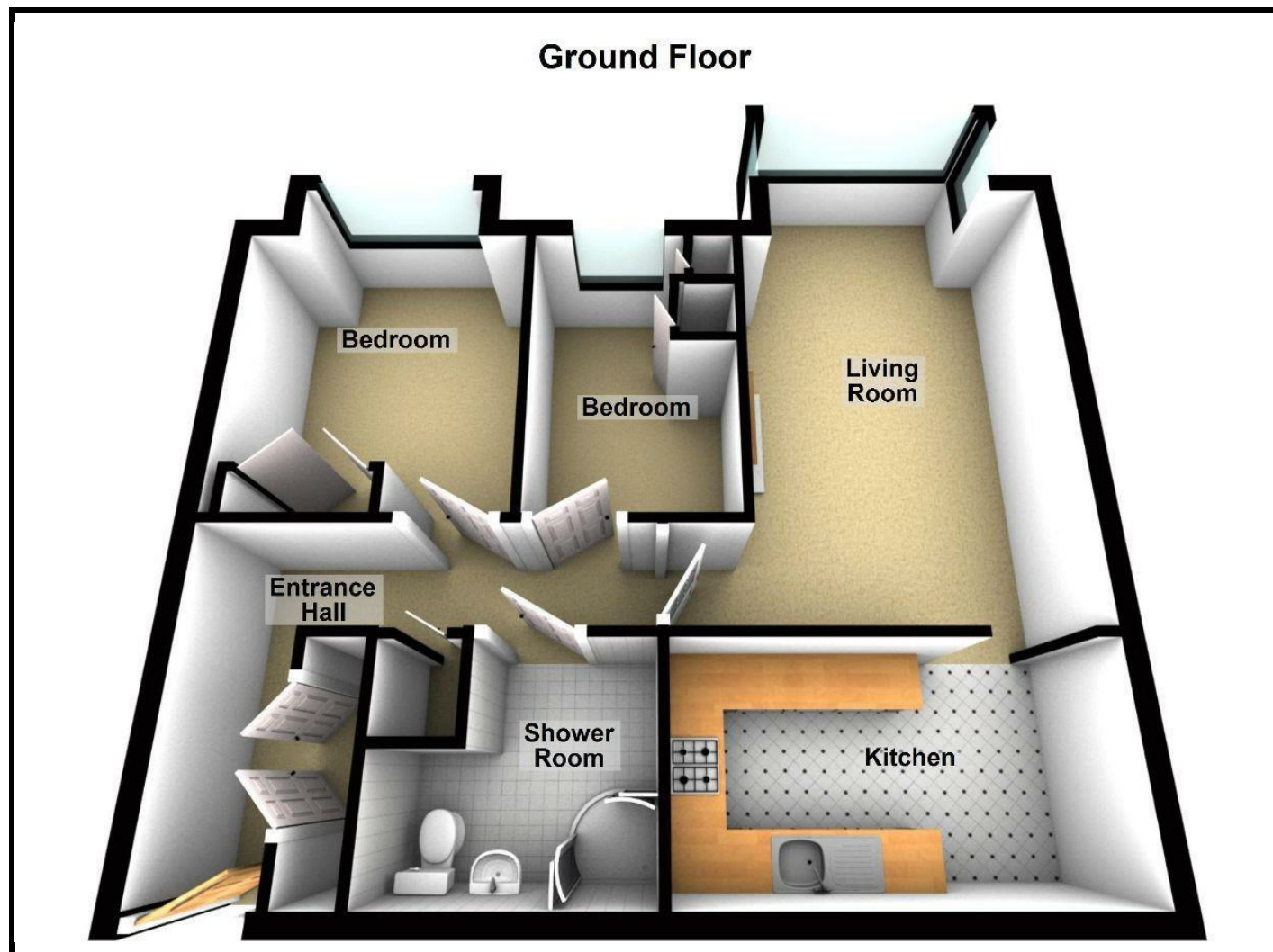
Shower Room

PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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