



**Flat 54 Townsend Court, Leominster, HR6 8TD. £75,000**



**Flat 54 Townsend Court  
Leominster  
HR6 8TD**

**£75,000**

### **PROPERTY FEATURES**

- Retirement Apartment
- Second Floor
- 1 Bedroom
- Sitting Room/Dining Room
- Kitchen
- Bathroom
- Residents Lounge
- Landscaped Gardens
- Close To Town Centre
- In Need Of Updating

**To view call 01568 616666**





Situated in a pleasant retirement development a second floor, one bedroom apartment in need of some decoration and updating, offering comfortable accommodation in a quiet position with the added benefit of being safe and secure within a managed development.

The development has residents laundry, washing and drying room, residents lounge, landscape gardens and with the accommodation for owner occupiers age 55years and over.

The full particulars of 54 Townsend Court, Leominster are further described as follows:

The property is a second floor retirement apartment.

A secure front door to the development opens into an attractive foyer from which there is either stairs or lift to the first and second floors.

The second floor flat has its own entrance door opening into a reception hall with lighting, smoke alarm, night storage heater, telephone for front door entry and a door into the sitting room/dining room.

The sitting room/dining room has a wooden fire surround, mantle shelf over and an electric fire inset. There is a double glazed window overlooking the garden to the rear, night storage heater, lighting, power and a TV aerial point.

A door from the sitting room/dining room opens into the kitchen, which is in need of an update having basic fitments

to include an inset stainless steel, single drainer sink unit, working surfaces, base units of cupboards and drawers, planned space for an electric cooker, space for a fridge and space for an automatic washing machine. There are eye level cupboards, lighting and power.

From the reception hall a door opens into bedroom one.

Bedroom one has a double glazed window to rear, lighting, power, a built-in double wardrobe and an electric convector heater.

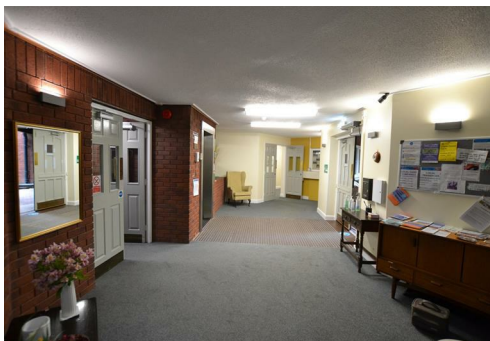
In the reception hall a door opens into the bathroom having a panelled bath with hand grips, shower over, pedestal wash hand basin and a low flush W.C. There is ceiling light, extractor fan and a downflow electric heater.

In the reception hall a door opens into the airing cupboard housing the Factory insulated hot water cylinder, immersion heater and shelving. To the side a door opens into a cloaks cupboard.

#### SERVICES.

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

Monthly Sevice Charge £207.66.





## ROOMS AND SIZES

Reception Hall

Sitting Room/Dining Room

5.03m x 3.23m (16'6" x 10'7")

Kitchen

2.36m x 1.68m (7'9" x 5'6")

Bedroom One

4.06m x 2.79m (13'4" x 9'2")

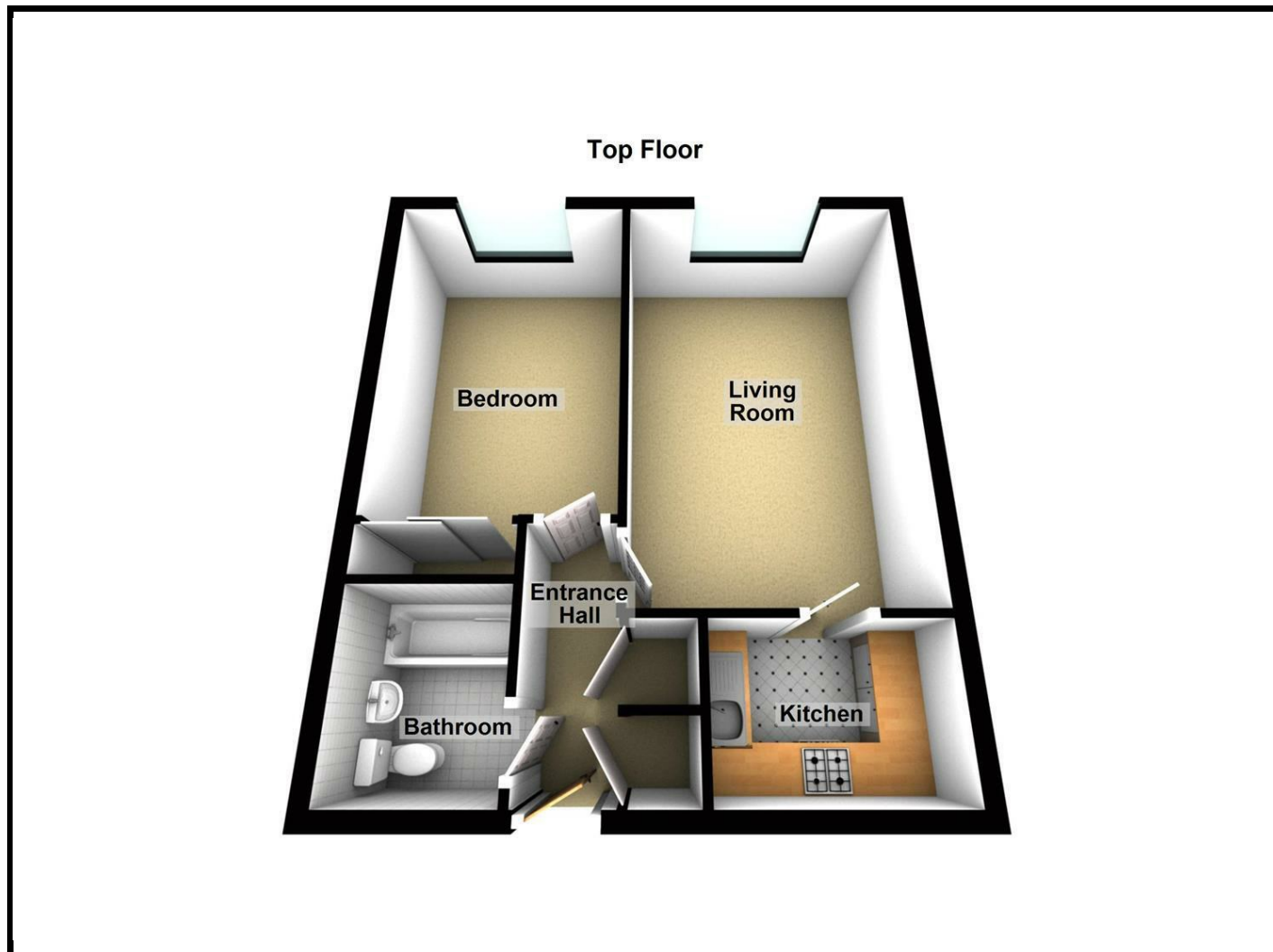
Bathroom

## 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		77	80
(69-80) C			
(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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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.