



**JonathanWright**  
estate agents



**47 Townsend Court, Leominster, HR6 8TD. No Onward Chain £80,000**



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HR6 8TD**

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### **PROPERTY FEATURES**

- **Second Floor Apartment**
- **1 Bedroom**
- **Lounge/Dining Room**
- **Modern Kitchen**
- **Shower Room**
- **Residents Lounge**
- **Residents Laundry Room**
- **Landscape Gardens**
- **Residents Parking**
- **Close To Town Centre**

**To view call 01568 616666**



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Situated in this popular retirement development a second floor 1 bed roomed flat offering double glazed living accommodation having a reception hall, lounge/dining room, modern fitted kitchen, a good size double bedroom with built-in wardrobe, shower room and on the ground floor residents laundry with drying and washing facilities, residents lounge and patio seating areas.

This flat is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Detail of 47 Townsend Court, Leominster are further described as follows:

The property is a second floor retirement apartment situated within a secure purpose built building.

A walk through the landscaped gardens takes you to the front entrance which opens securely into the reception foyer from which there is a stairs or lift to the first and second floors.

Flat number 47 has an entrance door opening into a reception hall having a ceiling light, smoke alarm, night storage heater and a door opening into the lounge/dining room .

The lounge/dining room has a double glazed bay window to front with far reaching rural views, 2 ceiling lights, TV aerial point, telephone point to BT regulations, power point, night storage heater and open plan into the kitchen. The modern kitchen has units to include an inset 4 ring ceramic hob, extractor hood with light over, working surfaces with base units of cupboards and drawers, an inset one and a half bowl, single drainer sink unit, tiled splashbacks, eye-level cupboards,

space for an upright fridge/freezer and ceiling downlighters.

From the reception hall a door opens into the bedroom having a double glazed window with rural views towards the Priory Church, lighting, power and a built-in double wardrobe.

The shower room has a shower cubicle with an Aqualisa electric shower, wet board panelling, vanity wash hand basin, low flush W.C, vertical heated towel rail/radiator, ceiling light and a built-in cupboard.

In the reception hall a door opens into a linen cupboard and to the side a door opens into a cloaks cupboard and room for a vacuum cleaner.

#### SERVICES.

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

#### AGENTS NOTE.

The property is situated in a few moments walking distance of Leominster's main town centre and amenities standing in lovely landscape gardens with seating areas all very well maintained having a residents carpark and including disabled carparking. The property is offered for sale leasehold.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 6.02m x 3.23m (19'9" x 10'7")

Kitchen 2.34m x 1.93m (7'8" x 6'4")

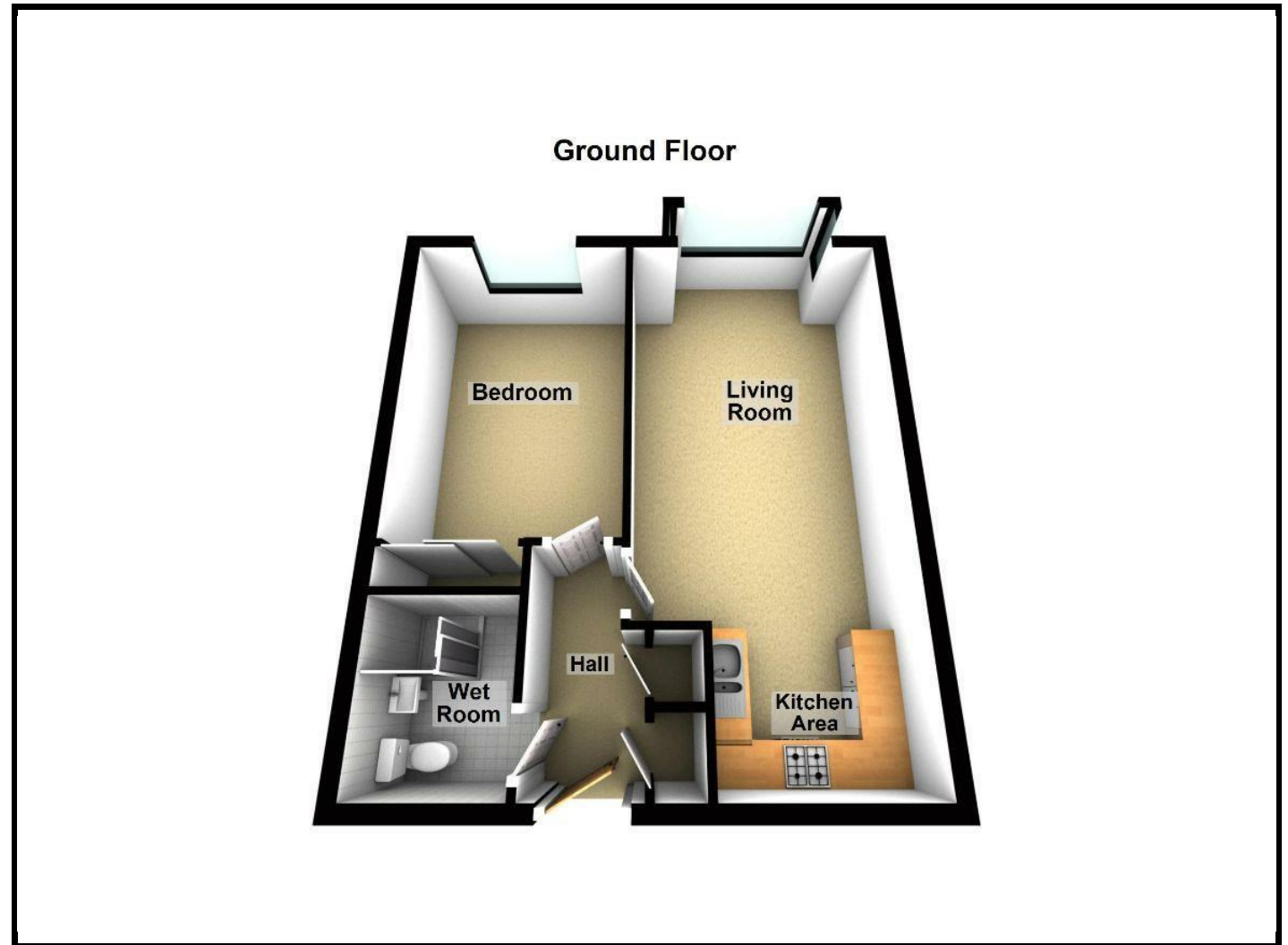
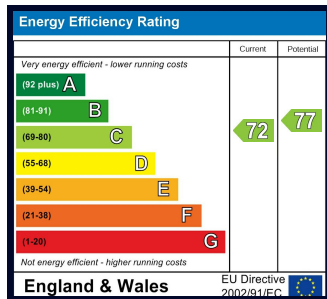
Bedroom One 4.09m x 2.74m (13'5" x 9')

Shower Room

## 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.

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