

3 Dawes Court

The Homend, Ledbury, Herefordshire, HR8 1BS



PRICE: £85,000

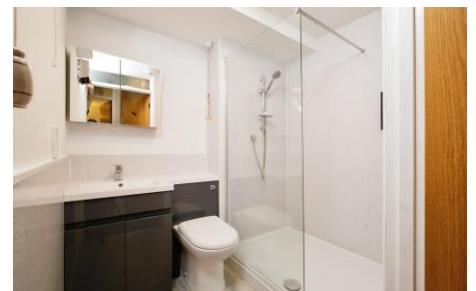
Lease: 999 years from 1987

Property Description:

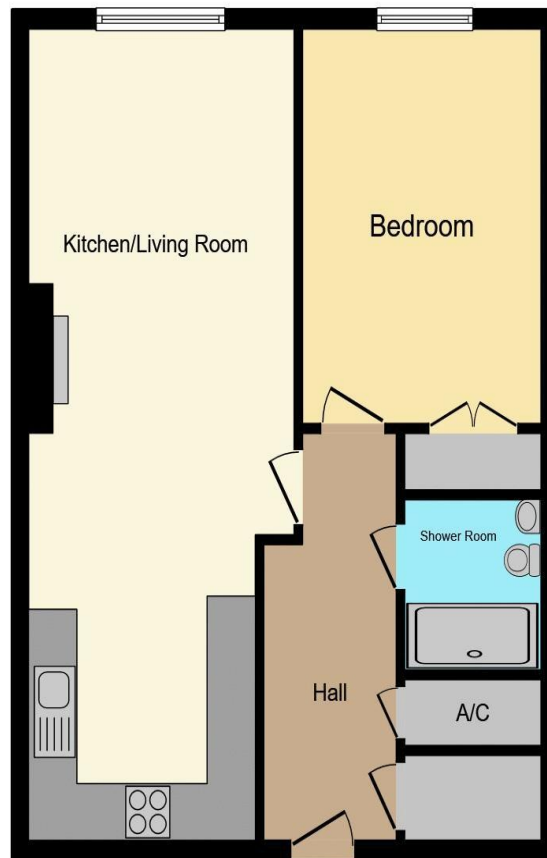
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE LOWER GROUND FLOOR BENEFITING FROM MODERNISED KITCHEN AND BATHROOM. Dawes Court is well located in the town of Ledbury for shopping, buses and the train station. Comprising of 23 properties arranged over 3 floors and is served by a lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that all purchasers be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. Subletting is not permitted

Visiting Development Manager
24 hour emergency Appello call system
Minimum Age 55
Communal Gardens

Independent Living Development
Communal Kitchen and clothes drying area
(tumble dryer)
Lease 999 years from 1987



**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	

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For Financial Year Ending:

31/3/26

Annual Ground Rent:

£150.00

Ground Rent Period Review:

2028

Annual Service Charge:

£4052.39

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.