

Flat 7 Townsend Court, Green Lane, Leominster, HR6 8TD
Price £92,000

Flat 7 Townsend Court Green Lane Leominster

GROUND FLOOR APARTMENT for Over 55's in popular Townsend Court with no vendor chain involved. Having been redecorated throughout, the property offers ready to move into accommodation with a modern Kitchen and Bathroom.

- GROUND FLOOR
- FRENCH DOORS AND PATIO
- CHAIN FREE
- EASY REACH OF TOWN
- ON SITE MANAGER
- OPTIONAL COMMUNAL ACTIVITIES
- READY TO MOVE INTO

Material Information

Price £92,000

Tenure: Freehold

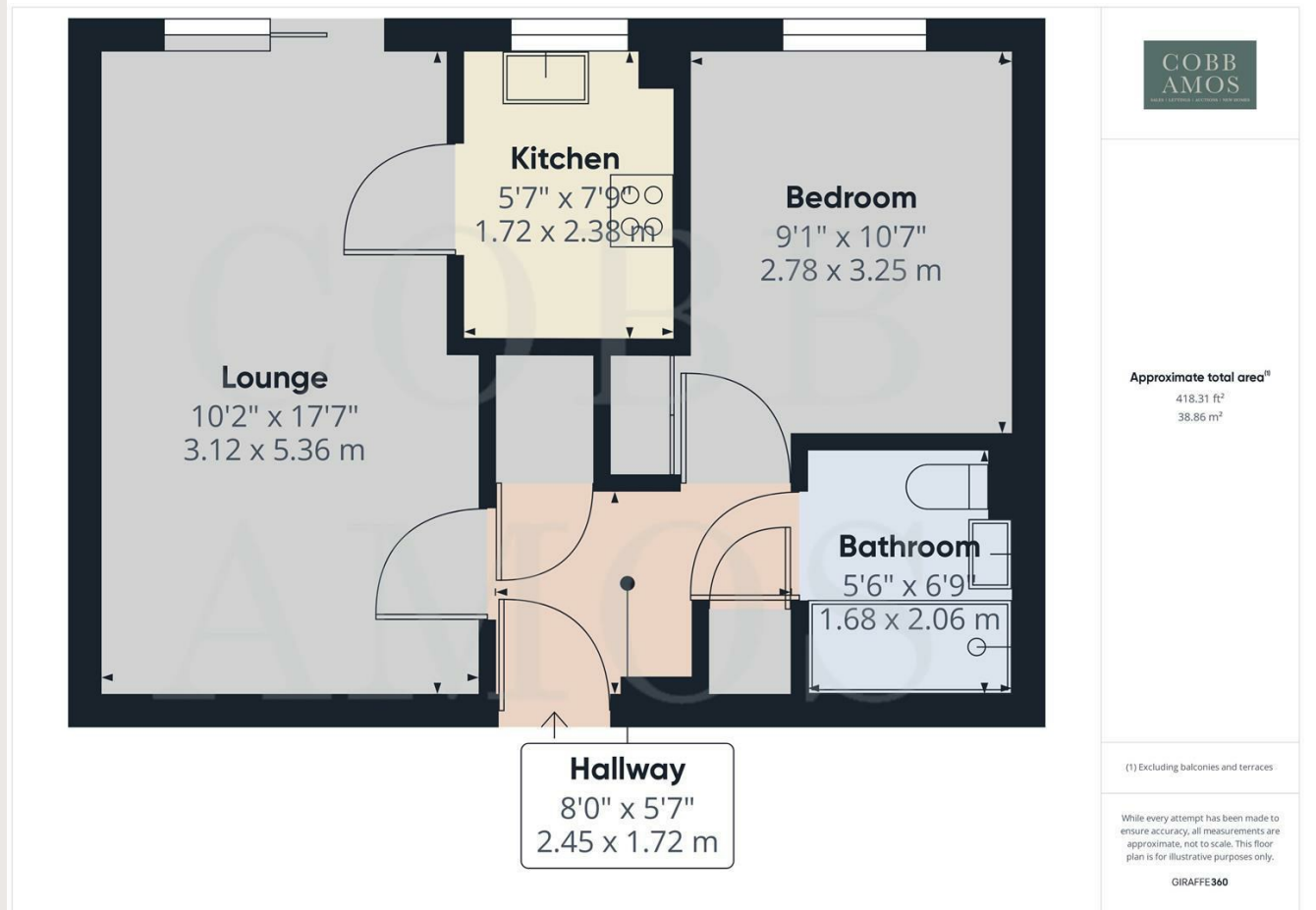
Local Authority:

Council Tax: A

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Benefitting from a small patio area accessed via the french doors off the lounge, this attractive ground floor apartment situated in the sought-after Townsend Court comes to the market with the added benefit of having no vendor chain involved. Internally comprising Entrance Hallway, Lounge, Kitchen, Bedroom and Shower Room.

Property Description

Entry through the secured double doors into the complex, directly to the left, number 7 is the first flat on the left looking out onto the pretty and well-maintained communal gardens. Through the front door of the flat is the hallway with the lounge to the left with the fitted kitchen off and french doors leading to a small patio, ideal for sitting and enjoying good weather. There are two storage cupboards off the hallway as well as the bedroom, which has a built-in wardrobe and views onto the communal gardens. Lastly off the hallway is the good size shower room, which comprises an accessible shower enclosure wc and a wash hand basin.

Gardens

Townsend Court enjoys well-maintained communal gardens with plenty of places to sit and relax, in addition to the patio area in front of number 7.

Services

Mains electricity, drainage and water. Electric heating

Tenure

Leasehold - 99 year lease from 25.12.1985
Ground Rent & Service charge -£207.66 per month

Agents Note

The purchaser of the apartment must be at least 55 years of age and will be subject to an interview by the Housing Association. There is a monthly charge ground rent and service charge of £207.66 payable to the Housing Association and this covers items such as Resident Manager, Alarm Maintenance, Cleaning of Communal Areas and Maintenance of the Grounds, Common Area Rates, Heating and Lighting, Buildings Insurance, Lift and Fire Equipment Maintenance and Cyclical Maintenance, although residents will be responsible for paying the Council Tax and charges for services on their own apartment together with contents insurance.

Broadband

Standard 17 Mbps download 1 Mbps upload
Superfast 80 Mbps download 20 Mbps upload
Ultrafast Unavailable

Networks available - Openreach

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Likely Limited
Vodafone Likely Likely

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

what3words

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Directions

From our office on Broad Street in Leominster, head north down Broad Street, turn left onto New Street (A44), take the next right onto Green Lane then take the second left to Townsend Close where Townsend Court can be found on the right hand side.
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