



19, Bridge Court, Leominster, HR6 8HX
Price £60,000

19 Bridge Court Leominster

OPEN TO OFFERS

A well appointed two bedroom ground floor retirement apartment located within close walking distance of Leominster town centre. The property benefits from double glazing, communal garden, off road parking and is SOLD WITH NO ONWARD CHAIN.

- Ground floor retirement flat
- 2 bedrooms, 1 bathroom
- Double glazing
- Shared gardens
- Off road parking
- NO ONWARD CHAIN

Material Information

Price £60,000

Tenure: Leasehold

Local Authority: Herefordshire

Council Tax: A

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 41.3 sq. metres (444.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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

This conveniently located ground floor retirement apartment has accommodation which comprises; Living room, kitchen, two bedrooms and a bathroom. The apartment also benefits from double glazing, communal gardens and shared car park. SOLD WITH NO ONWARD CHAIN.

Property description

Bridge Court's main entrance leads into a shared entrance hall where apartment 19 can be located through the first door on the right. The apartment benefits from light and neutral accommodation which has been well maintained by the current vendor. The property's kitchen has been fitted with matching wall and base units with space for an oven and washing machine. The window to the side is double glazed which is consistent throughout the property and brings a flood of natural light into the room. The living room is spacious also accommodating for dining space and features a window to the side and a night storage heater. Both bedrooms a good sized singles. Bedroom one features a window to the side. Bedroom two is currently being used as a dining room by the current vendor and has a window to the front. The bathroom is fitted with a three piece white suite with a shower attached and a heated chrome towel rail.

Garden and parking

The property benefits from a shared garden to its rear which overlooks the river Kenwater. The are is partly laid to lawn and paved with a number of flower bed and shrub boarders. Communal off road parking is available in the communal car park to the front of Bridge Court.

Location

The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Services

All mains are connected to the property.
Council Tax Band A.

Agents notes

1. The properties are administered by Anchor, Milestone Place, 100 Bolton Road, Bradford, BD1 4DH. Tel: 03001237092.
2. The property is subject to a monthly service charge/management fee of £181.28. Details of the breakdown of this and other items connected with the Leasehold, sale and purchase of retirement flats of this nature will be available by contacting Anchor.
3. Other rules and regulations apply as is normal with this sort of sheltered housing and purchasers are advised to speak to Anchor to ask their solicitors to do so.
4. Residents must be 55 years of age and over as a condition of sale. Any proposed purchasers will be subject to an interview by Anchor before purchase in order to proceed.
5. Purchasers are to be aware that if they are to sell the property, 2% of the sale per annum that they have lived there is to be paid to Anchor.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From our Leominster office proceed down Broad Street, continue onto Bridge Street where Bridge Court can be found on the left hand side.

