

for sale

£108,000



Watkins Court Old Mill Close Hereford HR4 0AQ

A one-bedroom apartment situated on a popular over 55's Development. Benefiting from an open plan living/dining room, kitchen and shower room, and being offered for sale with NO ONWARD CHAIN.

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Approach

Secure entry door giving access to the site managers office, communal lounge, kitchen, laundry, bin store wc and guest suite.

Entrance Hall

Ceiling light point, emergency pull cord and front door intercom.

Lounge/Diner

17' 5" x 11' 1" (5.31m x 3.38m)

Double glazed window, electric fire, electric radiator and ceiling light point.

Kitchen

7' 1" x 7' 2" (2.16m x 2.18m)

Wall and base units, roll top work surfaces, one bowl sink and drainer, integrated oven, hob and cooker hood, space for under counter fridge freezer, double glazed window to and ceiling light point.

Bedroom One

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window, electric radiator, ceiling light point, built in wardrobe and pull cord alarm.

Shower Room

Walk in shower, WC, wash hand basin with vanity, ceiling light point and extractor fan.

Communal Garden

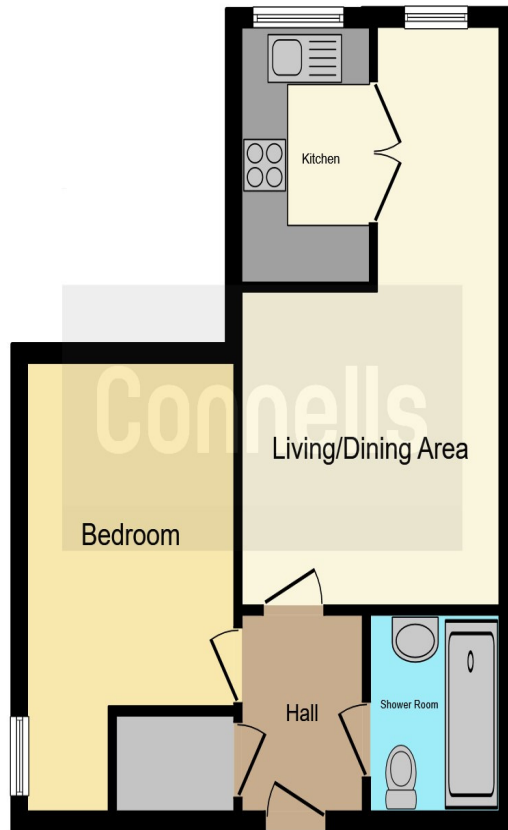
Beautiful landscaped gardens to the rear and side and a small patio area to the front with seating,

Parking

A small car park at the front and a large car park at the rear for communal parking.







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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315876 - 0007

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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