

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL APPOINTED 1 BEDROOMED TOP FLOOR APARTMENT FORMING PART OF THE IMPRESSIVE LEADON BANK RETIREMENT COMPLEX WHICH IS MOST CONVENIENTLY LOCATED WITHIN LEDBURY AND OFFERS A WIDE RANGE OF ON SITE SERVICES AND FACILITIES AND HAS ATTRACTIVE COMMUNAL GARDENS AND LARGE CAR PARK**

**NO CHAIN**

**EPC: B**

## 50 Leadon Bank - Guide Price: £112,500

Orchard Lane, Ledbury, Herefordshire HR8 1BY





## Apartment 50, Leadon Bank

### Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

### Property Description

A well appointed one bed roomed top floor apartment conveniently situated within the popular town of Ledbury.

Leadon Bank is an impressive modern purpose-built complex of retirement housing offering optional extra care run by Shaw Healthcare with on-site management. Residents enjoy privacy and security, maintaining as much independence as required.

The extensive range of on-site facilities include a restaurant/dining room with lounge area and computer for internet access, quiet lounge/library, hairdressing/beauty salon, laundry room, hobbies/activity room, guest en-suite double bedroom, mobility scooter store/charging room, assisted bathing rooms and an attractive terraced area with seating. The whole complex, including gardens and car park, is wheelchair/mobility scooter friendly.

Ownership is restricted to age 55 and over. There is a 7 day, 24 hour concierge and community alarm call service manned by an on-site emergency carer, with additional care/support packages available 07:00-22:00 and on-site assisted living facilities, if required. Pets are allowed at the discretion of management.

Apartment 50 is situated on the third floor with both lift and stair access and has the benefit of central heating and double glazing. It briefly comprises a reception hall, sitting room, fitted kitchen, good sized bedroom and a large wet room.

Leadon Bank has a very pleasant communal garden and there is a large car park.

### ACCOMMODATION: GROUND FLOOR

#### Secure Communal Entrance

With intercom entry system. Staffed reception desk. Stairs and lift to all floors.





## THIRD FLOOR

### APARTMENT 50

#### Reception Hall

With useful built-in cupboard.

#### Kitchen 2.97m (9ft 7in) max. x 2.32m (7ft 6in) max.

Fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in Bosch oven. Fitted Bosch 4-ring ceramic hob with Bosch stainless steel chimney hood over. Radiator. Internal window to front. Remote controlled double glazed Velux roof window.

#### Sitting Room 5.01m (16ft 2in) max. x 3.44m (11ft 1in) max.

With radiator. TV and telephone points. Double glazed window to rear with pleasant outlook.

#### Bedroom 1 5.01m (16ft 2in) max. x 3.15m (10ft 2in) max. plus door recess

With TV and telephone points. Radiator. Double glazed windows to rear. Two double glazed Velux roof windows.

#### Wet Room

With a fitted shower unit (hose and shower head missing), inset wash basin with cupboards under and a WC. Extensive tiled surrounds. Extractor fan. Shaver point. Radiator.

## OUTSIDE

Leadon Bank stands in a large attractive communal garden with several seating areas including a feature terrace.

There is a large car park providing ample resident and visitor parking.

## Services

We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

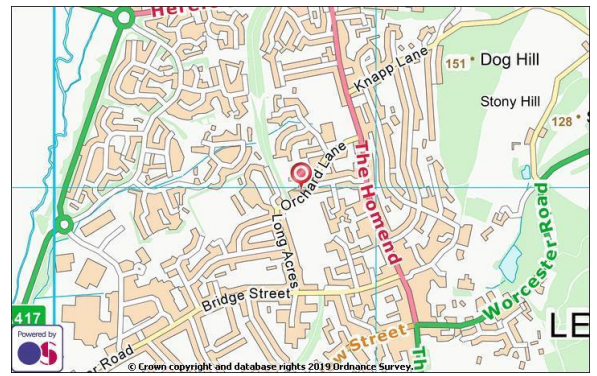
## Tenure

We are advised (subject to legal verification) that the property is Leasehold held on a 99 year lease from 2004 with a current ground rent of £500pa. There is also service charge which is currently £513.00 per calendar month (April 2024) . In addition there is a monthly charge for water currently £15.57 and £50.00 for heating and electric.



## Directions

From the Agents Ledbury office turn left at the traffic lights and proceed along the High Street. Continue on into The Homend and then turn left at the traffic lights by Tesco into Orchard Lane. Proceed on past Tesco and the entrance to Leadon Bank will then be found on the right hand side.



## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

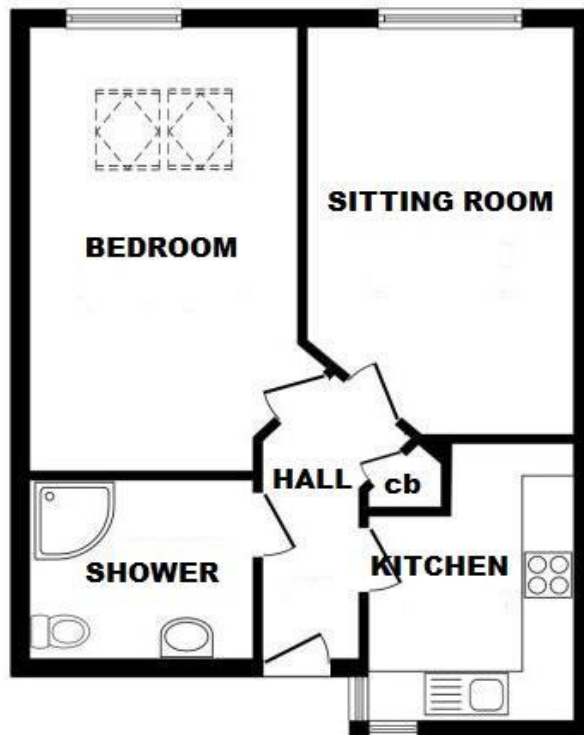
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: B

## EPC

The EPC rating for this property is B (81)



**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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