

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A COMFORTABLE 2 BEDROOMED GROUND FLOOR APARTMENT FORMING PART OF A PURPOSE-BUILT RETIREMENT COMPLEX OCCUPYING A VERY CONVENIENT TOWN CENTRE LOCATION BENEFITING FROM ELECTRIC HEATING AND DOUBLE GLAZING WITH COMMUNAL GARDENS AND LARGE CAR PARK**

**EPC: E**

**NO CHAIN**

## Guide Price: £110,000

15 Born Court, New Street, Ledbury, Herefordshire HR8 2DX



## 15 BORN COURT

### 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

In a very convenient town centre location, Born Court has been specifically designed for retirement occupation and there is a resident scheme manager and a 24 hour emergency call system. There are various communal facilities including a residents lounge, kitchen and laundry room. There are attractive well maintained communal gardens and a large car park.

**It should be noted that ownership of these properties is restricted to persons over 60 years of age or 55 years if in receipt of disability living allowance.**

Apartment 15 is located on the ground floor and has the benefit of electric heating and double glazing. It comprises a reception hall, sitting room, kitchen, two bedrooms and a shower room with WC.

### ACCOMMODATION:

#### Communal Entrance

Having a security front door with intercom entry system.

### APARTMENT 15

#### Reception Hall

With large built-in cupboard. Airing cupboard with lagged tank. Telephone point. Night storage heater.





### **Sitting Room 4.34m (14ft) 9 x 3.10m (10ft)**

With TV point. Night storage heater. Double glazed door to rear.

### **Kitchen 3.04m (9ft 10in) x 2.17m (7ft)**

Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Cooker point. Plumbing for washing machine. Wall mounted fan heater. Extractor fan.

### **Bedroom 1 3.28m (10ft 7in) x 2.63m (8ft 6in)**

With built-in wardrobe. Night storage heater. Double glazed window to rear.

### **Bedroom 2 3.28m (10ft 7in) x 2.01m (6ft 6in)**

With electric heater. Double glazed window to rear.

### **Shower Room**

Fitted with a white suite comprising a tiled shower cubicle, wash basin and a WC. Extractor fan. Wall mounted fan heater.

### **Outside**

Born Court has an attractive and well maintained communal garden being pleasantly arranged with areas of lawn, well stocked flowerbeds and seating areas. There is also a large residents and visitors car park and a drying area.

### **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.

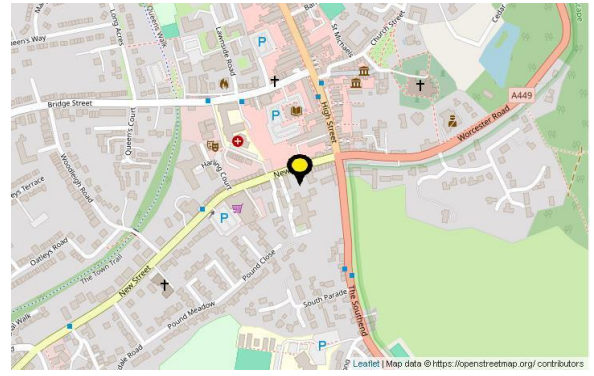
### **Tenure**

The property is Leasehold held on a 99 year lease from 1991. There is a monthly service charge which is believed to be currently £259.28 (April 2024). Potential purchasers must meet the age restriction criteria and also be subject to a meeting with the Scheme Manager.



## Directions

From the Agent's Ledbury Office turn right down New Street and the entrance to Born Court will be located after a short distance on the left 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 formally 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

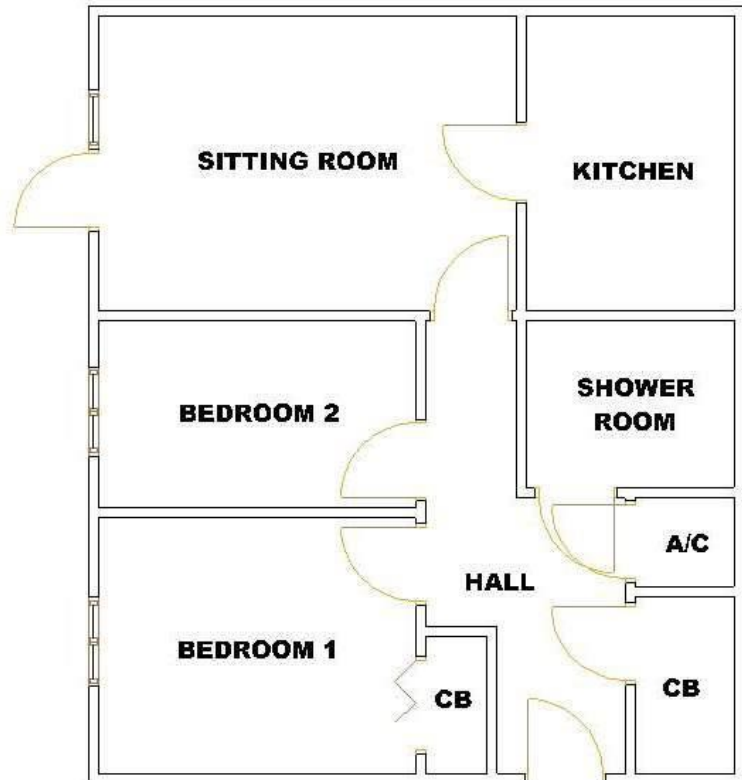
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: C

## EPC

The EPC rating for this property is E (50)



### 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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**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk