

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



VERY CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE A SPACIOUS 2 BEDROOMED APARTMENT ARRANGED OVER 2 FLOORS IN A GRADE II LISTED CHARACTER PROPERTY WITH EXPOSED TIMBERS, GAS CENTRAL HEATING AND A SHARED PATIO GARDEN

EPC: D

Flat 3, Clarence House - Guide Price: £175,000

5 Worcester Road, Ledbury, Herefordshire HR8 1PL

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Flat 3, Clarence House

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 Grade II Listed apartment conveniently located very close to Ledbury town centre.

The spacious character accommodation has a wealth of exposed timbers and is spread over two floors (part of the first floor and all of the top floor) and benefits from gas fired central heating. It is arranged on the first floor with a shared entrance lobby, reception hall, bedroom and a bathroom. On the top floor there is a living room, dining kitchen and a further bedroom.

The property has used of a shared enclosed patio garden.

ACCOMMODATION:

Shared Entrance Lobby

With access via a shared external staircase leading up from the patio garden. Doors to apartments 2 and 3.

Apartment 3

Reception Hall

With double radiator. Stairs to the upper floor.

Bedroom 2 3.13m (10ft 1in) max. x 2.84m (9ft 2in) max.

With double radiator. Double glazed window to side.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with cupboard under and a WC. Double radiator. Double glazed windows to side and rear.

Top Landing

With exposed timbers. Double radiator. Access to eaves roof space. Cupboard housing a Worcester gas fired boiler. Double glazed window to rear with pleasant outlook towards Ledbury Church.





Bedroom 1 3.44m (11ft 1in) max. into alcove x 3.10m (10ft) max.

With built-in cupboard. Alcove cupboard. Double radiator. Exposed timbers. Double glazed roof window.

Living Room 6.30m (20ft 4in) x 3.85m (12ft 5in)

With exposed timbers. Two double radiators. TV point. Access to roof space. Double glazed roof window.

Dining Kitchen 6.30m (20ft 4in) x 2.63m (8ft 6in)

Fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Glass fronted cabinets. Work surfaces. Plumbing for washing machine. Double radiator. Exposed timbers. Access to roof space. Laminate flooring. Double glazed window to rear. Double glazed roof window.

Outside

The the rear of the property there is an enclosed shared patio garden.

Services

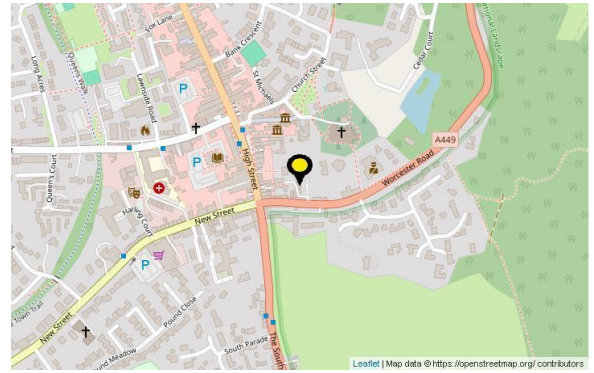
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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. The property is held on a 999 year lease from 1st November 2013. The Freehold and buildings insurance is shared between the three flats in Clarence House.

Directions

From the agents Ledbury office proceed straight over the traffic lights on to the A449 Worcester Road. The property will then be located after a short distance on the left hand side. Access to the apartment is through the archway to the side and then via an external shared staircase to the rear.



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

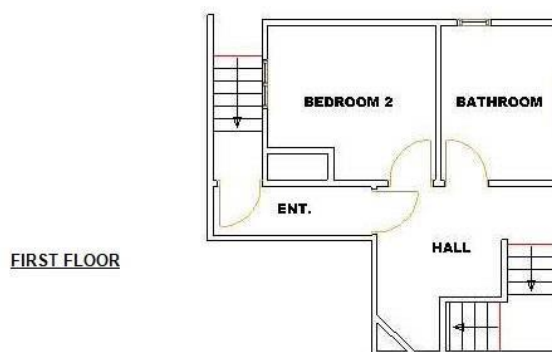
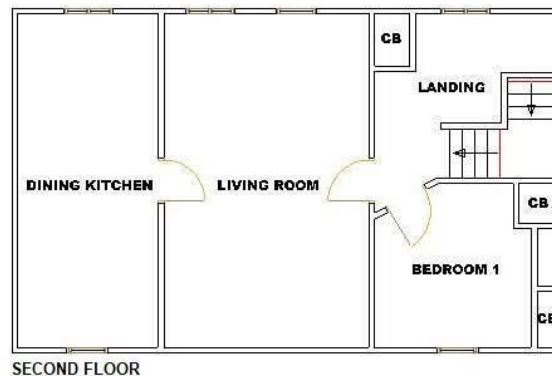
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND A

EPC

The EPC rating for this property is D (65)



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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.

