



A SPACIOUS WELL PRESENTED TWO BEDROOMED GARDEN APARTMENT SET WITHIN A GRADE II LISTED BUILDING CONVENIENTLY SITUATED IN THE HEART OF LEDBURY TOWN BENEFITING FROM A COURTYARD GARDEN AND PRIVATE ENTRANCE. NO CHAIN. IDEAL FIRST PURCHASE. EPC: F

Guide Price - £150,000

Flat 1, 37 New Street, Ledbury Herefordshire, HR8 2EA



Flat 1, 37 New Street

Location & Description

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 spacious two bedroomed garden apartment set within the ground floor of a Grade II Listed property and most conveniently situated within the heart of Ledbury town. The well presented accommodation has the benefit of central heating (electric boiler and radiators) and briefly comprises an entrance porch, hallway, living/dining room, kitchen, two bedrooms and a shower room. Outside the property enjoys it's own courtyard garden with rear gated access. Available with no onward chain, an ideal first purchase or investment opportunity.

Entrance Porch

With pendant ceiling light fitting. Door to entrance hall.

Hallway

With oak floorboards. Pendant light fitting. Hatch to cellar.

Living/Dining Room 5.16m (16ft 8in) max x 3.25m (10ft 6in) max

With front aspect double glazed window. Exposed ceiling timbers. Fireplace with gas fire. Alcove with fitted cupboard and shelving. TV and telephone points. Electric radiator. Pendant light fitting. Carpet.

Bedroom 1 4.44m (14ft 4in) x 2.51m (8ft 1in) max

With front aspect double glazed window. Feature fire place. Exposed ceiling timbers. Pendant light fitting. Electric radiator. TV point. Carpet.

Rear Hall

Rear and side aspect double glazed windows. Door to courtyard garden. Open to:

Kitchen 4.42m (14ft 3in) max x 1.78m (5ft 9in) max

Fitted with a range of contemporary wall and base units. Stainless steel sink unit with worksurfaces over and tiled splash back. Electric oven and ceramic hob with extractor over. Dishwasher and fridge freezer. Electric radiator. Tiled floor.

Bedroom 2 4.13m (13ft 4in) x 1.99m (6ft 5in)

With rear side aspect double glazed windows. Fitted wardrobes. Electric radiator. Carpet. Access to loft space.





Shower Room

With rear aspect double glazed window. Walk-in shower with electric shower. Tiled floor and part wall tiling. Heated towel rail. Vanity unit with twin wash hand basins. Cupboard housing hot water tank and washing machine.

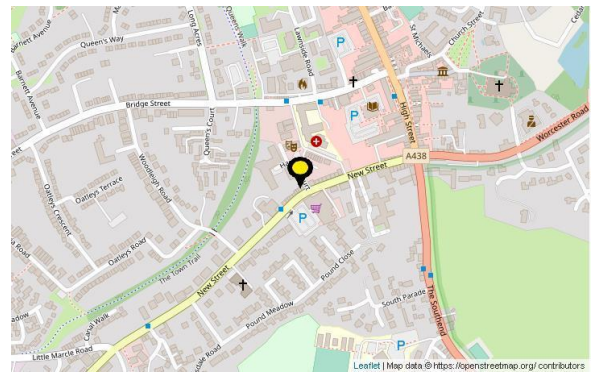
Outside

Attractive paved courtyard garden with seating area and shrub borders. Outside tap. Gated rear pedestrian access.



Directions

From the agents office turn right and proceed down New Street. The property will then be found on the right hand side just before the right hand turning to Harling Court. (Access to Flat 1 is via the front door on New Street) There is gated rear access via a pathway off the access road to Harling Court.



Services

We have been advised that 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 held on a new 999 year lease from June 2025. There is a service charge which is currently £25 pcm. The owners of the three flats jointly own the Freehold and the management company (37 NEW STREET LEDBURY RESIDENTS LTD).

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"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is F (31).



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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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