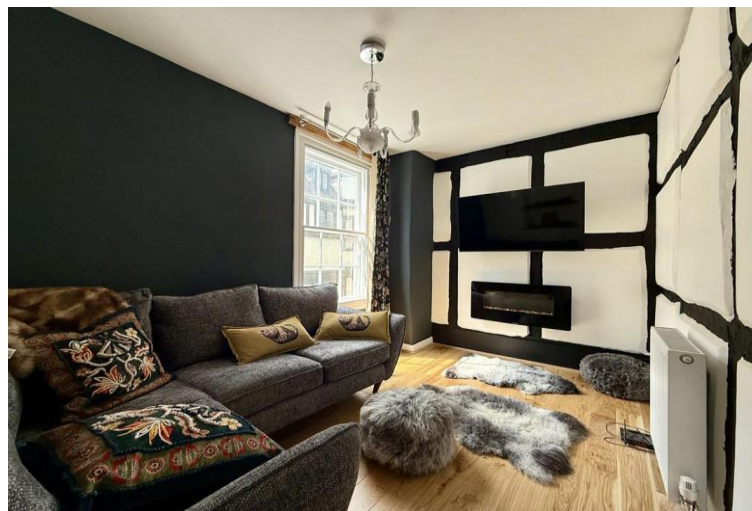


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CHARMING RECENTLY REFURBISHED ONE BEDROOMED APARTMENT IN AN ATTRACTIVE GRADE II LISTED BUILDING WITH KITCHEN/DINING ROOM, LIVING ROOM AND BATHROOM. SHARED PATIO GARDEN AND WALKING DISTANCE OF LEDBURY TOWN CENTRE

NO CHAIN

EPC: D

Flat 2, Clarence House - Guide Price: £175,000

5 Worcester Road, Ledbury, Herefordshire HR8 1PL



Flat 2, 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 charming first floor one-bedroom apartment in a distinguished listed building in the heart of Ledbury.

Inside, the property has been completely refurbished by the current owner and offers a good sized living room with windows which flood the space with natural light. The kitchen is well equipped and provides access to a dining/living area.

The double bedroom is generously sized with built in wardrobes and the bathroom has recently refurbished.

This one-bedroom apartment offers a rare opportunity to live in a piece of Ledbury's heritage and historic charm.

An external staircase leads to the shared landing, which provides access to Flat 2.

ACCOMMODATION:

Entrance Hall

Living Room 2.56m (8ft 3in) x 3.72m (12ft)

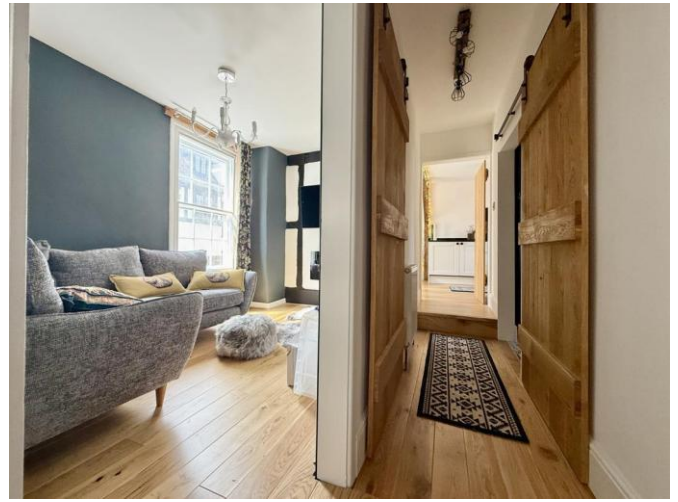
Kitchen/Dining/Living Room 6.40m (20ft 8in) x 2.94m (9ft 6in) max

Bedroom 3.04m (9ft 10in) x 3.38m (10ft 11in) max

Shower Room

Garden

To the rear of the property there is a shared enclosed patio garden where there is a useful storage shed.





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. The property has 988 years remaining. Freehold and building insurance is shared equally between all three flat. The total insurance premium for 2024 to 2025 was £1692.45 which equates to £564.15 for each freeholder (approx.).

Viewing

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

Council Tax

COUNCIL TAX BAND "A"

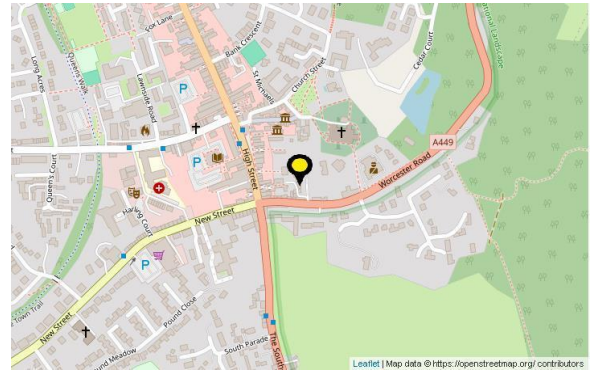
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (68).

Directions

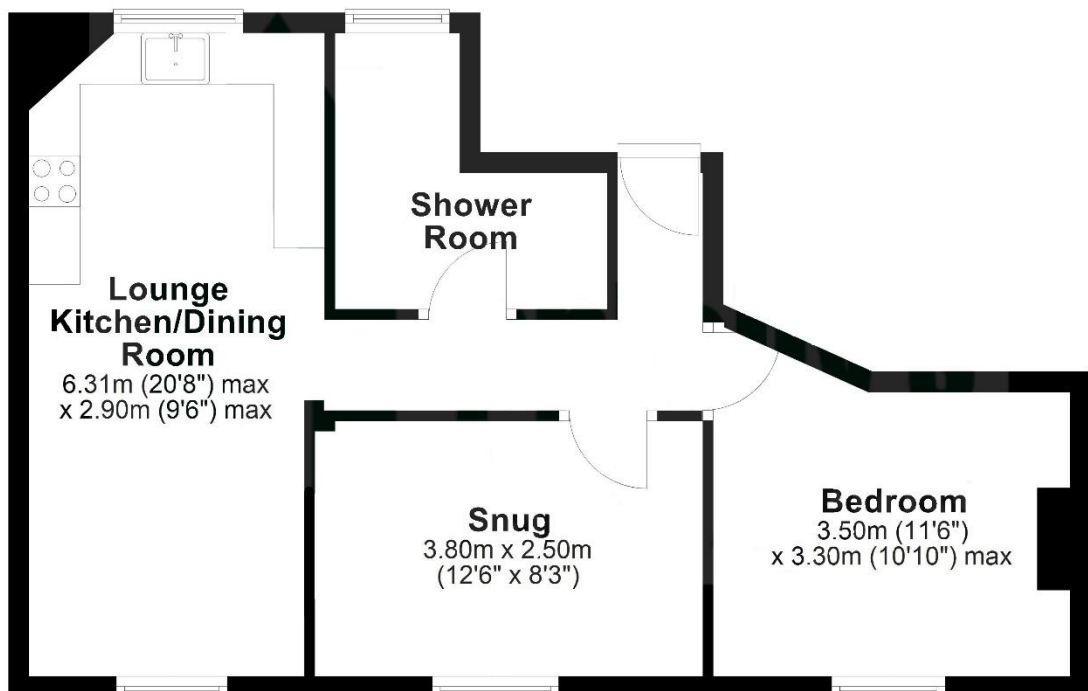
From the our Ledbury Office, continue straight over the top cross traffic lights and the property will be found on the right hand side after a short distance.



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.



Ledbury Office
01531 634648

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

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.

