



A WELL PRESENTED GROUND FLOOR APARTMENT CONVENIENTLY SITUATED WITHIN LEDBURY BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ACCOMMODATION COMPRISING A SPACIOUS LIVING ROOM, BREAKFAST KITCHEN WITH APPLIANCES, TWO BEDROOMS, EN-SUITE TO GUEST ROOM AND SEPARATE BATHROOM, ENJOYING THE USE OF DELIGHTFUL WELL STOCKED COMMUNAL GARDENS AND HAVING SECURE ALLOCATED PARKING.

EPC C NO ONWARD CHAIN

## Bethell Court - Guide Price £185,000

New Street, Ledbury, Herefordshire, HR8 2HE

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# Bethell Court

## 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

Bethell Court is a prestigious development of high quality apartments most conveniently situated within easy reach of Ledbury town centre.

Apartment 2 is situated on the ground floor and offers well appointed accommodation which has the benefit of gas fired central heating, double glazing and a fitted security system with video entry. It briefly comprises: reception hall, light and airy sitting room with triple windows, breakfast kitchen with integrated appliances, two bedrooms, one with en-suite shower room and a separate bathroom.

Outside there is a delightful established communal garden to enjoy and access to the secure car park with allocated parking.

## Communal Entrance

With security entrance door with intercom system. Door to rear giving access to the communal garden. Front door to apartment

## Entrance Hall

With radiator, door video phone and intercom system, built in cloaks cupboard with shelf and hanging rail. Carpet. Two ceiling lights. Doors to:

## Living Room 5.35m (17ft 3in) x 3.90m (12ft 7in)

With double half glazed doors opening to an attractive well proportioned room with three bay windows to front. Feature chimney breast with contemporary inset gas "Living Flame" log effect fire. Two radiators. T.V and telephone points. Carpet. Two ceiling lights.

## Breakfast Kitchen 4.90m (15ft 10in) x 3.46m (11ft 2in)

Dining area with radiator and pendant light fitting. Open to contemporary shaker style fitted kitchen with a selection of wall, base and drawer units. Stainless steel one and a half bowl sink unit with granite effect worktops over and tiled surrounds. Integrated appliances to include fridge freezer, washer dryer, dishwasher, microwave, ceramic hob and electric oven, stainless steel curved glass chimney cooker hood. Cupboard housing Worcester Combi boiler. Rear aspect double glazed window with views over communal garden. Tiled floor. Recessed spot lights.

## Bedroom 3.82m (12ft 4in) x 3.04m (9ft 10in)

With double glazed window to rear. Fitted wardrobe. Radiator. Carpet. Ceiling light.

## Guest Bedroom 3.59m (11ft 7in) x 3.35m (10ft 10in)

With double glazed window to front. Fitted wardrobe. Radiator. Carpet. TV and telephone points. Ceiling light. Door to:





### En-Suite Shower Room

Suite comprising WC and wash hand basin with mirror over and shaver point. Tiled walk-in shower cubicle. Radiator. Extractor fan.

### Bathroom

Suite comprising WC and wash hand basin with mirror over and shaver point. Bath with shower over and glazed shower screen. Chrome ladder radiator. Extractor fan. Dimplex electric wall heater. Tiled floor.

### Communal Garden

Bethell Court is situated off New Street behind a Foregarden with a gated drive and gated pedestrian access, both being key pad and fob operated. The gates lead to a secure residents and visit parking area with one allocated parking space. Flat 2 being on the ground floor has access from New Street via a secure door and also from the rear via the well maintained communal garden. The gardens are attractively landscaped laid to lawn with mature flower and shrub borders with gravelled pathways. In addition to the communal gardens there is a bin store and bike store.





## Directions

From the agents Ledbury office turn left and proceed down New Street. Bethell Court will then be located on the left hand side just before the left hand turning for Oakland Drive.



## 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 is held on a 250 year lease from 1st April 2005. The ground rent is £125.00 per annum paid half yearly (£62.50) and the annual service charge is £1586.88 annually. Buildings insurance is paid in addition, currently £500.00 per year.

Service charge covers maintenance of the communal areas and grounds, secure gates and door entry system, window cleaning and management fees.

## 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)

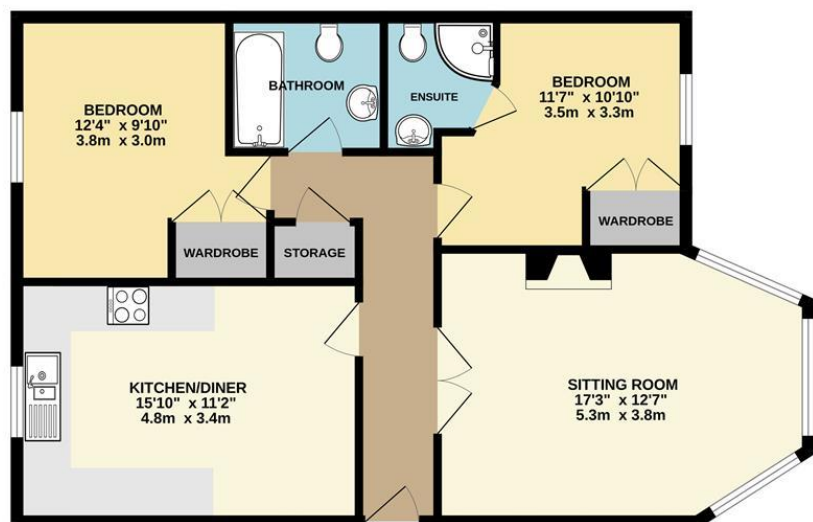
## Council Tax

COUNCIL TAX BAND "B"

## EPC

The EPC rating for this property is C (80).

GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2015

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**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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