

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Flat 24, Born Court, New Street, HR8 2DX

Guide Price **£105,000**

A well-presented two-bedroom retirement apartment enjoying pleasant views over the communal gardens, situated within the popular Born Court development just a short walk from Ledbury's historic town centre and local amenities. EPC - E

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**



Regulated by

**RICS**

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**3-7 New Street, Ledbury, Herefordshire, HR8 2DX**

Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London







Situated within the popular Born Court development, this well-presented two-bedroom retirement apartment offers comfortable, low-maintenance living in a peaceful setting close to Ledbury's excellent amenities. The accommodation comprises a welcoming entrance hall with useful storage, a bright and spacious sitting/dining room enjoying pleasant views over the communal grounds, and a fitted kitchen with a range of wall and base units, ample appliance space and views across the attractive communal green space. There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a contemporary refitted shower room featuring a large walk-in shower.

Residents of Born Court benefit from beautifully maintained communal gardens with lawned areas and seating spaces, creating an attractive environment to relax and socialise. Conveniently located within easy reach of Ledbury's historic town centre, the apartment is ideally placed for local shops, cafés, healthcare facilities and transport links, making it an excellent opportunity for those seeking a secure and welcoming retirement lifestyle in one of Herefordshire's most desirable market towns.

**Entrance Hall** - A welcoming entrance hall with fitted carpet, ceiling light point and a useful built-in storage cupboard. Airing cupboard housing the hot water cylinder. Night storage heater and consumer unit.

**Sitting Dining Room** - A bright and spacious dual-purpose reception room enjoying a side aspect window overlooking the communal grounds. Fitted carpet, ceiling light point and night storage heater. Door opening into the kitchen.

**Kitchen** - Fitted with a range of wall and base units incorporating laminate work surfaces with an inset stainless steel sink and drainer. Tiled splashbacks and tiled flooring. Side aspect window with pleasant views over the communal green space. Space for a cooker, fridge freezer and washing machine or dishwasher. Wall-mounted electric heater.







**Bedroom 1** - A generous double bedroom with a side aspect window overlooking the attractive communal gardens. Fitted double wardrobes, fitted carpet and night storage heater.

**Bedroom Two** - A well-proportioned second bedroom with a side aspect window, fitted carpet and ceiling light point.

**Shower Room** - Refitted in a contemporary style with an opaque side aspect window, wood-effect vinyl flooring and a large walk-in shower with panelled surrounds and an electric overhead shower. Ceramic wash hand basin with chrome mixer tap and wall-mounted electric heater.

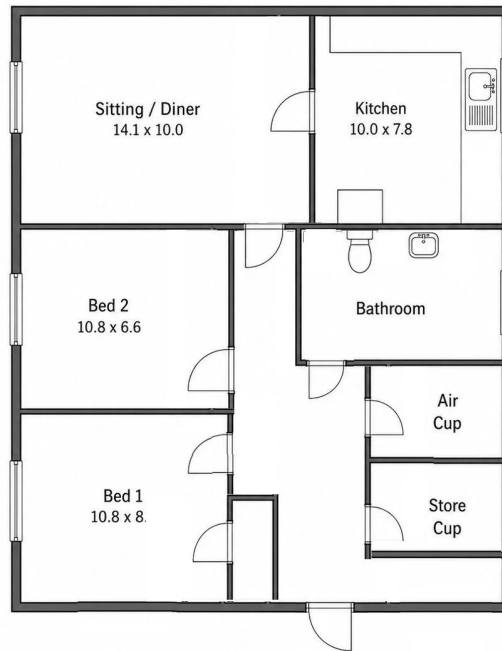
**Outside and Communal Areas** - The property benefits from access to established and well-maintained communal gardens, providing attractive lawned areas and pleasant communal seating spaces for residents to enjoy.

**Agents Note** - We understand that the service charge (including buildings insurance) is currently payable at £283.09 per month.

**Services** - We have been advised that mains electricity, water and drainage services are connected to the property. Heating is electric. 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.

**Directions** - From the agents Ledbury office turn right and proceed down New Street. Born Court will then be located on the left hand side, situated down a small private road.





All dimensions are approximate.  
For illustrative purposes only.  
Not to scale.

**Council Tax** - COUNCIL TAX BAND "C"

**EPC** - The EPC rating for this property is E (54).

**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.

**Tenure** - We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 99 year lease from 29th June 1990. The annual service charge is £3397.08 (monthly, £283.09 x 12). Buildings insurance is included within this payment.

