



Watkins Thomas Ltd
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32, Watkins Court, Old Mill Close, Hereford, HR4 0AQ.

A prestigious development of 53 apartments, set in beautifully landscaped gardens with parking facilities with lift and stairs, access to all floors and a vibrant community atmosphere.

£165,000 (Leasehold)

Residential Sales

32, Watkins Court, Old Mill Close, Hereford, HR4 0AQ.

LOCATION

Watkins Court comprises a purpose built development of retirement properties which are set within landscaped gardens. The development is located just off Friar Street, immediately to the west of the city centre. In the locality there are a range of amenities and Hereford as a whole offers a range of shopping, leisure and recreational facilities together with bus and railway stations. Watkins Court has car-parking facilities and the building has a controlled entry door system which opens to the shared residents lounge, there is also a shared kitchen facility, laundry room, bin store and guest suite which can be utilised by visiting family members at a small cost.

DESCRIPTION

32 Watkins Court is a well presented first floor apartment overlooking beautifully landscaped gardens. The accommodation comprises entrance hall, living room, kitchen, two good sized double bedrooms and a shower room. The property is provided with numerous emergency alarm cords, together with raised power points and lowered light switches and is intended for occupation for independent living for the over 60's. In more detail the accommodation comprises:

Communal Entrance Lobby

With secure entry system, lift and stairs to the first floor and a door to:

THE SELF CONTAINED ACCOMMODATION OF NUMBER 32.

Entrance Hall

Having coved ceiling, night storage heater, storage cupboard, airing cupboard house the Pulsacoil hot water tank and door to sitting room/dining room.

Sitting/Dining Room

6.63m (21'9) maximum x 3.23m (10'7) maximum

With rear aspect double glazed window, night storage heater, electric fire with decorative surround, coved ceiling, television point, telephone point, alarm pull cord and glazed double doors to the kitchen.



Kitchen

2.31m (7'7) x 2.64m (8'8) maximum

Irregular shaped room with rear aspect double glazed window. A range of units comprising stainless steel sink drainer unit, work surfaces, tiled splashbacks, base units under with matching wall units. Integrated electric oven and hob with cooker hood over. Space for fridge, space for freezer, alarm pull cord, vinyl flooring, coved ceiling and wall mounted Dimplex heater.



Bedroom 1

5.28m (17'4) maximum x 2.77m (9'1) maximum

With rear aspect double glazed window, wall mounted electric heater, television point, telephone point, coved ceiling and alarm pull cord.

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Bedroom 2

4.17m (13'8) maximum x 2.82m (9'3)

With rear aspect double glazed window, night storage heater, telephone point, alarm pull cord, built-in wardrobes with mirror fronted doors and coved ceiling.



Shower Room

Double shower cubicle and thermostatically controlled shower, vanity wash hand basin, low flush wc, fully tiled wall surround, coved ceiling, light with shaver point, extractor fan and wall mounted Dimplex heater.



Communal Facilities

The residents have the benefit of a well presented communal lounge and kitchen area, bin store, laundry room with washing machines and tumble dryers, guest suite which can be booked for friends and family to visit and a House Manager.

Communal Garden

The Watkins Court development is set in beautifully landscaped gardens to the rear and side and a small patio area to the front.



Parking

There are communal parking facilities with a small car park at the front and a large car park at the rear.

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TENURE

The property is understood to have the remainder of a 125 year lease which commenced in 2003 (to be confirmed).

SERVICE CHARGE

It is understood that the half-yearly service charges are £2,273.29, which is charged in respect of the costs incurred for the scheme manager, water rates, buildings insurance, maintenance and the upkeep of common areas. Heating and lighting and cleaning of common areas, lift maintenance, alarm call system and funding for future expenditure. It is also understood that the half-yearly ground rent in the sum of £212.50. The prospective purchaser is advised to confirm these charges. There is a house manager and Care Line call system installed with emergency assistance available 24hrs a day, 365 days a year.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.


VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

The most direct vehicular route is from the agents offices, to proceed along King Street and enter St Nicholas Street, pass over the traffic lights into Barton Road and turn immediately right beyond St Nicholas church into Friar Street. Continue along Friar street and enter Old Mill Close on the left hand side where Watkins Court will be found.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA, Jenny A Thomas or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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ID38847

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

