Philip Laney & Jolly



Flat 17 Dawes Court, Ledbury, HR8 1BS

Guide Price £120,000

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **
Philip Laney & Jolly Malvern are pleased to present this two-bedroom retirement apartment, conveniently situated on The Homend in the popular market town of Ledbury. Located within an over-55s residential block, the property offers comfortable and practical accommodation, benefiting from lift access, communal parking and well-maintained communal gardens.

The apartment features an open-plan living with an enviable front aspect outlook, dining and kitchen area, providing a versatile space for both relaxing and entertaining. The layout offers a practical arrangement for day-to-day living, with two bedrooms providing flexibility for visiting family and friends or for use as a study. The modern shower room has been thoughtfully fitted with a shower seat and additional grab handles, offering extra support and accessibility.

Residents can also enjoy the communal gardens, providing an outdoor space to sit and relax or spend time with neighbours. The development is conveniently positioned on The Homend, within easy reach of Ledbury town centre, where a variety of independent shops, cafés and everyday amenities can be found. The town also offers transport links for those wishing to travel further afield.

Combining convenient access to local amenities with practical features suited to retirement living, this two-bedroom flat presents an appealing opportunity for those looking to downsize while maintaining their independence in the historic market town of Ledbury.

EPC: C Council Tax Band: C Tenure: Leasehold

Entrance Hallway
Large storage cupboard. Airing cupboard housing immersion heater. Electric storage heater. Two ceiling light points. Doors off to:

Open Plan Kitchen/Living/Dining Room
Two double glazed windows to the front aspect with far reaching views. Kitchen fitted with a range of matching wall and base units with worksurface over. One and a half stainless steel sink and drainer. Integrated oven and 'Bosch' induction hob with extractor over. Space and plumbing for washing machine. Space for undercounter fridge freezer. Tiled splashbacks. Two electric storage heaters and three ceiling light points.

Bedroom One
Double glazed window to front aspect with far reaching views. Electric storage heater. Ceiling light point.

Bedroom Two
Double glazed window to front aspect with far reaching views. Electric storage heater. Ceiling light point.

Shower Room
Corner shower cubicle with seat and electric 'Mira' shower over, wash hand basin inset into vanity unit and low level WC. Tiled walls. Extractor fan and ceiling light point.

Outside
Communal gardens to the front and side.

Parking
Parking to the rear of the property - one non allocated space

Agents Note
Please note that this is an over 55s residential facility.

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold.
Current lease 999 years from 25/03/1987
Service charge approx. £3,500 per annum























Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services
Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Herefordshire Council
We understand the council tax band presently to be : C
Herefordshire Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

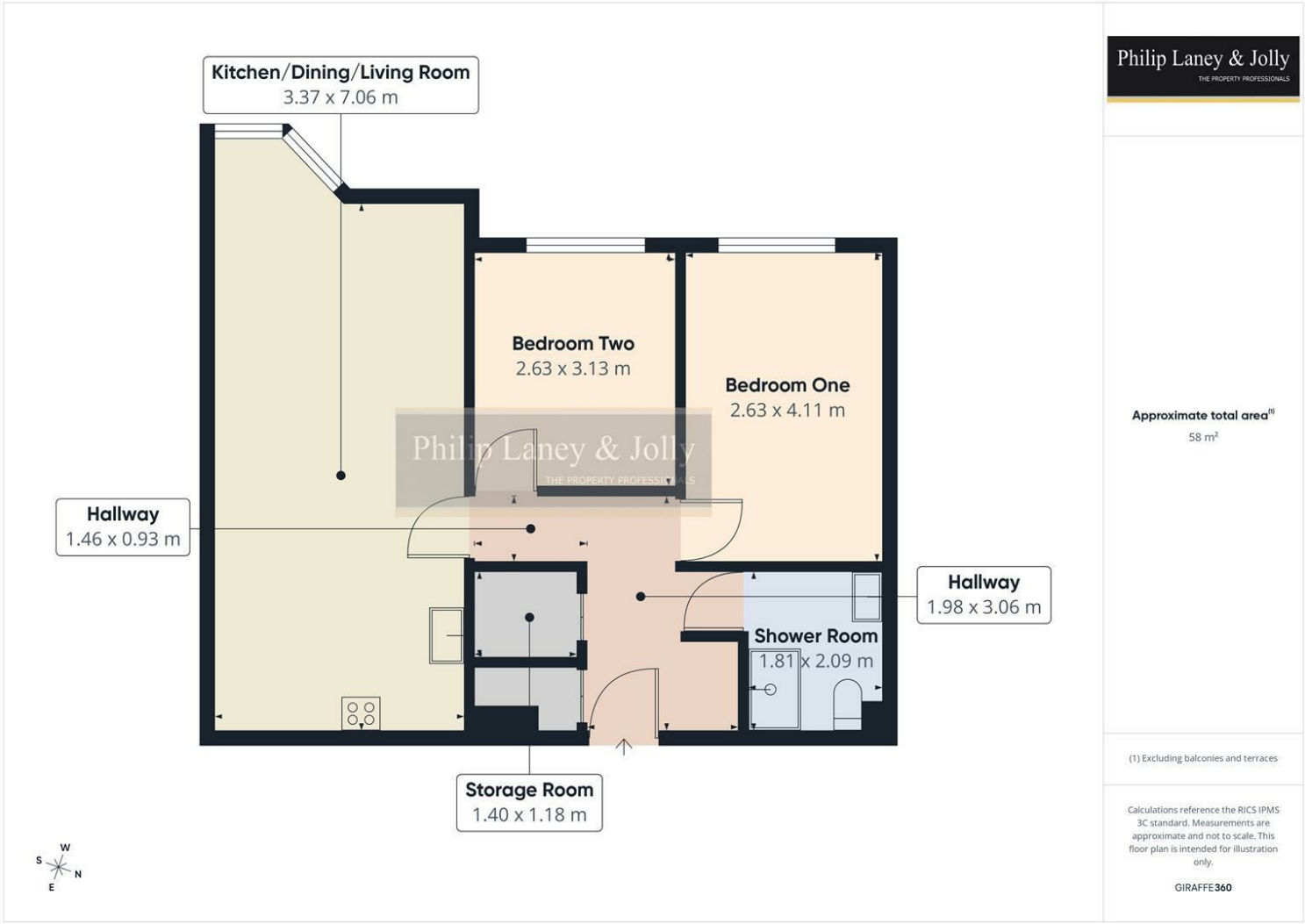
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



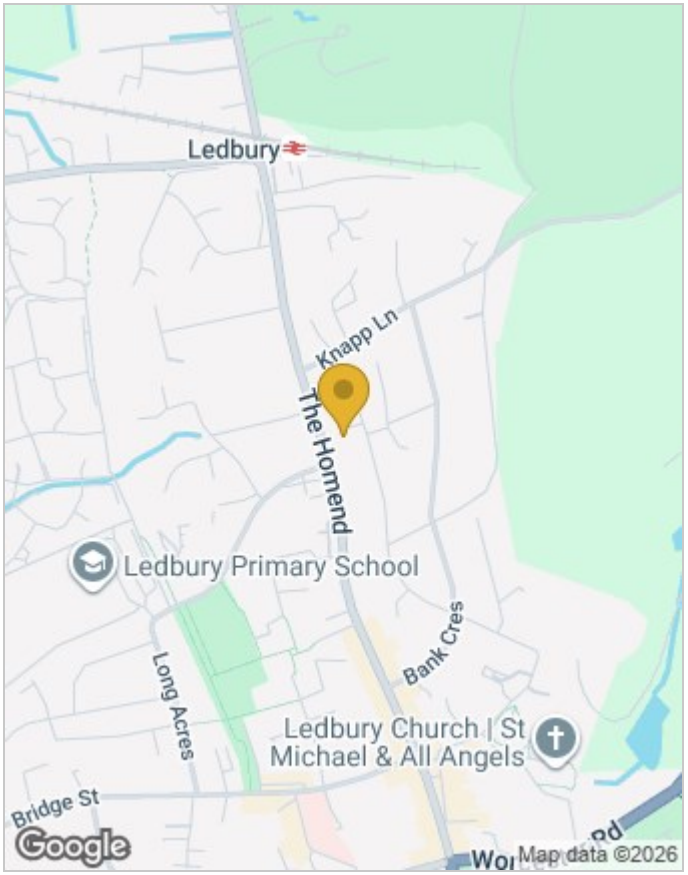
Approximate total area(1)

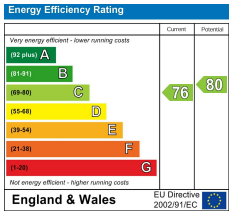
58 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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