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### **11 Watkins Court, Old Mill Close, Hereford, HR4 0AQ**

*"11 Watkins Court is a well presented purpose built, ground floor, retirement apartment, which has new fitted floor coverings and has been re-decorated throughout, situated in an exclusive development which enjoys a vibrant community atmosphere in a convenient location to the west of the city centre".*

**£112,500 (Leasehold)**

**Residential Sales**

# 11 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

## LOCATION

Watkins Court is a community of retirement properties set in landscaped gardens just off Friar Street and to the west of central Hereford. Hereford offers a range of shopping, leisure and recreational facilities together with bus and railway stations. The new Zipper bus service passes along Friar Street for ease of access to Hereford City.

## DESCRIPTION

The development is a scheme of 53 retirement properties set in landscaped communal gardens. Watkins Court benefits from a residents' lounge, camera entry system with a controlled entry door and further features include a house manager, guest suite and laundry room. There is lift access to each floor together with two staircases. Number 11 Watkins Court occupies a convenient ground floor position with its own patio area and has been re-decorated throughout and has newly fitted floor coverings. The well presented apartment in more detail comprises:

## ON THE GROUND FLOOR:

### Entrance Hall

With coved ceiling, smoke alarm, night storage heater, alarm pull cord, intercom entry, newly fitted carpet and with a glazed panelled door to the sitting room, panel style doors to the bedroom, shower room and door to BOILER/STORAGE CUPBOARD (6'2 x 2'9) with fitted shelves, electric water boiler and electricity fuse board.

### Sitting/Dining Room

7.14m (23'5) x 3.23m (10'7)

With coving to ceiling, alarm pull cord, two night storage heaters, double telephone point, triple television aerial socket, double glazed French doors with adjacent windows opening to garden area and feature fire surround with coal effect electric fire. Newly fitted carpet, raised power points, lowered electric light points and a pair of glazed panelled doors open to the:



### Kitchen

2.31m (7'7) x 1.93m (6'4)

With double glazed window overlooking the front garden area, stainless steel sink drainer unit and fitted base cupboard units with working surfaces over, tiled surrounds and matching eye level cabinets, ceramic hob with cooker hood over, electric oven, space for upright fridge freezer and further utility space. Coved ceiling, wall mounted electric heater, emergency alarm cord and vinyl flooring.



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### Bedroom

4.17m (13'8) x 2.79m (9'2)

With covered ceiling, double glazed window to garden area, night storage heater and two sets of folding mirror fronted doors open to the fitted wardrobe area which is provided with hanging rails and storage shelving. Television aerial point, telephone point and emergency alarm pull cord. Newly fitted carpet.



### Shower Room

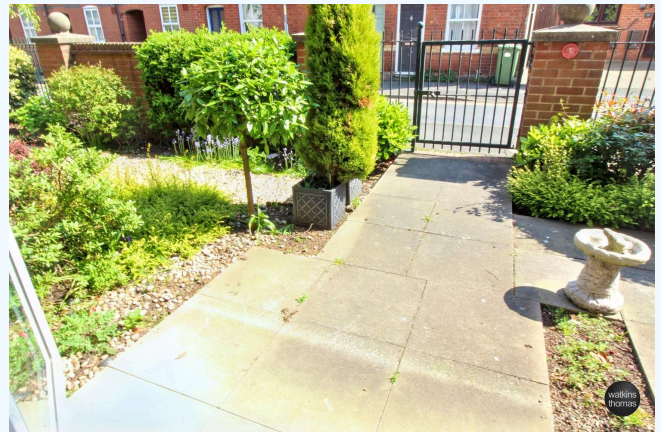
With tiled walls and suite comprising double width shower cubicle with shower and screen, grab rails, low level wc and vanity wash basin with cabinets below. Extractor vent, wall mounted electric heater, heated towel rail and coving to ceiling. There is also a mirror with light and shaver point over set above the sink unit and newly fitted non-slip vinyl flooring.



### OUTSIDE:

There is a small car park to the front and a large car park to the rear offering ample parking facilities.

The beautifully landscaped gardens surround the property and offer plenty of opportunity to relax and enjoy the peaceful surroundings. This apartment enjoys the benefit of its own patio area.



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## TENURE, GROUND RENT & SERVICE CHARGE

The property is held on a 125 year lease which was granted in 2004.

It is understood that the half yearly service charge is in the sum of £1,667.55 (to be confirmed) which is charged in respect of costs incurred for the Scheme Manager, water rates, buildings insurance, maintenance of the structure and common areas, heating, lighting and cleaning of common areas, lift maintenance, the alarm call system and funding for future expenditure. It is understood that the ground rent is charged half yearly at a figure of £486.58 (to be confirmed).



## 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.

## 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.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

The best vehicular route is to proceed from King Street into St Nicholas Street, pass over the traffic lights into Barton Road and turn right immediately beyond St Nicholas Church into Friar Street. Continue along Friar Street and enter Old Mill Close on the left hand side and The Watkins Court Development will be located on the right with parking to the front and rear of the building.

## FOR FURTHER INFORMATION

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

9th May 2026

ID41201

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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 C. 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		81 B
69-80	C	77 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.



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