



JonathanWright
estate agents



12 Townsend Court, Leominster, HR6 8TD. No Onward Chain £85,000

**12 Townsend Court
Leominster
HR6 8TD**

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PROPERTY FEATURES

- Retirement Apartment
- Ground Floor
- 1 Good Size Bedroom
- Sitting Room
- Kitchen
- Shower Room
- Residents Day Room & laundry Facilities
- Residents Parking
- Communal Gardens
- Leasehold

To view call 01568 616666



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A well presented and spacious ground floor retirement apartment, offering secure and UPVC double glazed accommodation to include a reception hall, lounge with bay window, good size kitchen, a double bedroom with built-in wardrobe, shower room and also use of excellent communal amenities to include parking, a residents day room and landscaped gardens. Townsend Court is within easy walking distance of Leominster's town centre and amenities to include shops, supermarkets, cafes, library and a train station. Details of 12 Townsend Court, Leominster are further described as follows:

An entrance opens into a reception hall having a door into a cloaks cupboard with fitted shelving and a door into an airing cupboard housing an electric water heater. From the reception hall a door opens into the good size kitchen, having working surfaces with an inset sink unit with a cupboard under and also space for an appliance. The working surfaces continue with base units to include cupboards and drawers and also a planned space for an eclectic cooker with an extractor hood with light over. The kitchen also has a space for a further appliance and a range of eye-level cupboards. From the kitchen a feature archway leads into the sitting room. The sitting

room has a UPVC double glazed bay window to the front, plenty of power points and a telephone point. From the reception hall a door opens into the bedroom. The good size double bedroom has a built-in wardrobe fitment with mirror fronted sliding doors and a UPVC double glazed window with an attractive outlook. From the reception hall a door opens into the shower room having a shower cubicle with a glass sliding door and a Mira electric shower over, wash hand basin with vanity unit under and a low flush W.C. The shower room has an extractor fan and an electric heater.

TOWNSEND COURT

This attractive retirement development is situated in a quiet and tucked away position, set within attractive landscaped gardens and has a residents parking area. Townsend Court offers excellent communal amenities to include a day room, laundry room, clothes drying area, south facing gardens and emergency pull cords in every room.

SERVICES.

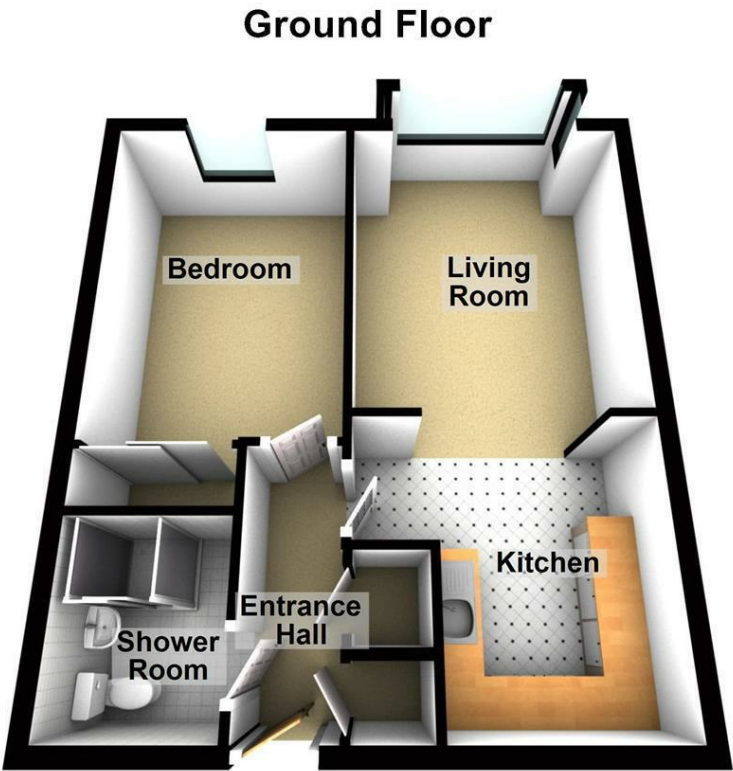
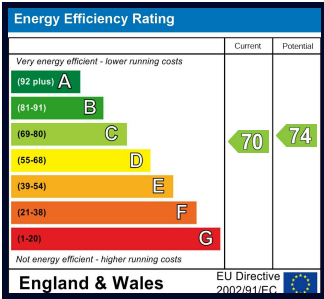
The property has mains water, mains drainage, mains electricity and electric heating. A Monthly Charge of £157..60 is payable to Stonewater Housing, the lease has 59 year (approx) remaining and residents must be aged 55 and over.

ROOMS AND SIZES

Reception Hall	
Kitchen	3.10m x 2.34m (10'2" x 7'8")
Sitting Room	4.60m x 3.20m (15'1" x 10'6")
Bedroom One	4.11m x 2.79m (13'6" x 9'2")
Shower Room	

PROPERTY INFORMATION

Council Tax Band - A
Property Tenure - Leasehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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