



**JonathanWright**  
estate agents



**9 Bridge Court, Leominster, HR6 8HX. Leasehold £40,000**

**9 Bridge Court  
Leominster  
HR6 8HX**

**Leasehold £40,000**

### **PROPERTY FEATURES**

- **Fist Floor Retirement Apartment**
- **Aged 55 and Over**
- **1 Double Bedroom**
- **Lounge/Dining Room**
- **Kitchen**
- **Shower Room**
- **Residents Riverside Garden**
- **Residents Parking**
- **Close To Town Centre**



**To view call 01568 616666**



**JonathanWright**  
estate agents



A modern 1st floor retirement apartment for persons aged 55 years and over offering accommodation to include a lounge/dining room, kitchen, large double bedroom, shower room and use of a residents riverside garden and car park.

Bridge Court is only a moments walk from Leominster's town centre with a great range of amenities to include shops, supermarkets, cafes, restaurants, library and train station.

Details of 9 Bridge Court, Leominster are further described as follows:

A door from the communal hallway opens into an L shaped reception hall with an intercomsystem operating the main front door and a door opening into lounge/dining room.

The lounge/dining room has secondary glazed window to the front, plenty of power points and room for a small dining table. From the lounge/dining room a door opens into the kitchen

The kitchen has a range of working surfaces, with base units under of cupboards and drawers ,built into the working surface is a Neff electric hob with a concealed extractor hood with light over and situated in a housing unit is a Neff electric oven and a Neff microwave. The kitchen has space and plumbing for a washing machine, eye-level cupboards, an integral fridge/freezer and a secondary glazed window to the front. Off the hallway a door opens into bedroom one. The good size double bedroom has a built-in wardrobe fitment, 2 double glazed windows to rear and a built-in dressing table. A door opens into a large walk-in storage cupboard with shelving.

From the reception hall a door opens into an airing cupboard, housing a hot water cylinder with shelving under and a second door into a shower room.

The shower room has a suite to include a corner shower cubicle with glass sliding doors and an electric shower over, wash hand basin with a vanity unit under and a low flush W.C. The shower room has tiled splashbacks and a wall mounted cupboard.

#### OUTSIDE.

Bridge Court is situated in a convenient position, close toLeominster's town centre and amenities. To the front is an archway allowing vehicular access to a residents parking area and to the rear of Bridge Court are delightful riverside residents gardens with seating and also a clothes drying area.

#### SERVICES.

Mains electricity, mains water and electric heating.

#### LEASE

The freeholder is Anchor Housing and a monthly service charge is payable of £126.80.

Residents also have to pay an exit Fee when the property is sold, of 2% of the original purchase price for every year of the property is owned.

The lease has 62 years remaining. Residents must be aged 55 and over.

## ROOMS AND SIZES

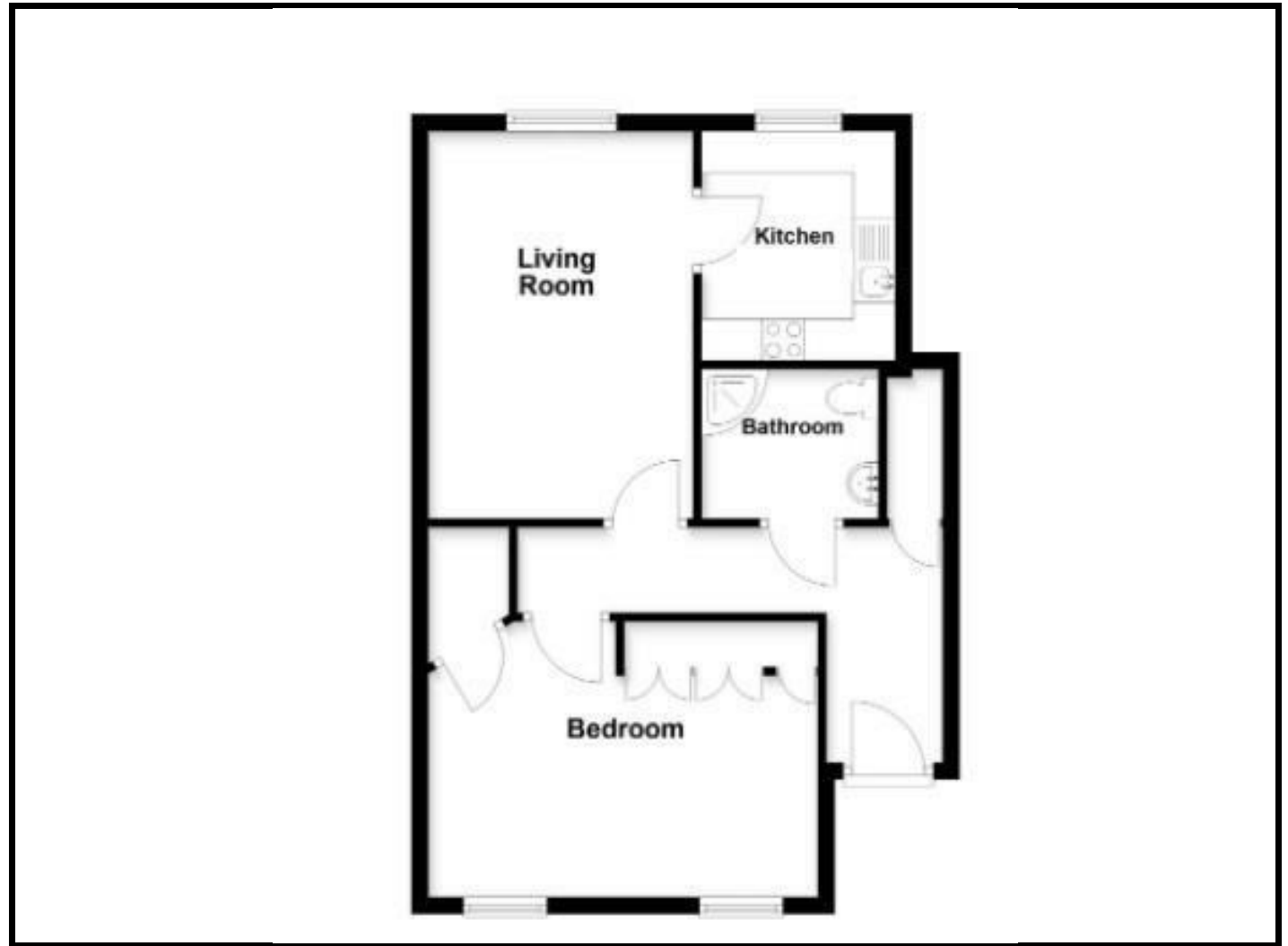
Reception Hall

Lounge/Dining Room 4.62m x 3.12m (15'2" x 10'3")

Kitchen 2.74m x 2.29m (9' x 7'6")

Bedroom One 4.11m x 3.25m (13'6" x 10'8")

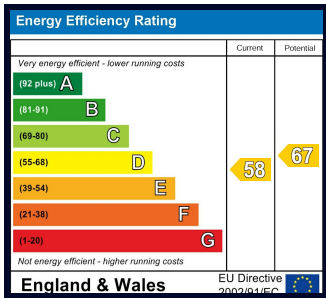
Shower Room



## PROPERTY INFORMATION

Council Tax Band -

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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.