

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Flat 2, The Old Post Office, Bank Crescent, HR8 1AA

Guide Price **£155,000**

Located in the heart of Ledbury town centre, this well-presented second-floor apartment offers immediate access to the High Street and benefits from allocated off-road parking. The property combines attractive period features with modern updates and includes a spacious sitting/dining room, integrated kitchen, double bedroom, study area and contemporary shower room. EPC - D

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1



Regulated by

**RICS**

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



Positioned in the heart of Ledbury town centre, this beautifully presented second-floor apartment offers immediate access onto the High Street, placing a wide range of shops, cafés and local amenities right on the doorstep. The property has been redecorated throughout within the last five years and retains a wealth of attractive period features, including sash windows, deep skirting boards, column radiators and elegant cornicing, while benefiting from sympathetic modern upgrades.

A wooden entrance door opens into a well-appointed hallway which flows into a useful study area, ideal for home working, featuring a side-aspect sash window with fitted blinds and access to the loft space. From here, an archway leads into the impressive sitting and dining room, a spacious and beautifully proportioned reception area with two large sash windows to the front aspect, allowing plenty of natural light. The room also benefits from twin column radiators, decorative cornicing, and chimney breasts with recesses to either side, adding both character and practicality.

The apartment further comprises a recently installed, fully integrated kitchen fitted with a range of wall and base units with marble worktops, along with an electric oven, induction hob, and integrated appliances including a fridge freezer, dishwasher and washing machine. A generous double bedroom with sash window, while the modern shower room features a corner cubicle with mains-powered rainfall shower, contemporary fittings and useful storage. The property is accessed via a well-maintained communal entrance from the Bank Crescent, with staircase to the second floor and an intercom system for added convenience.

**The property also benefits from an allocated off road parking space.**





**Directions** - From the Ledbury office turn left onto New Street and immediately left at the traffic lights onto the High Street. Continue down the high street taking the second right onto Bank Crescent where the communal entrance door can be found almost immediately on the left hand side.

The accommodation is as follows:

**Entrance Hall**

Wooden entrance door into a well appointed hallway that is open into a study area.

**Study Area** - 3m x 2m (9'10" x 6'6")

With sash window to the side aspect with fitted blinds. Column radiator. Access into loft space. Two ceiling light pendants. Deep skirting boards. Door into Bedroom. Hallway with feature archway with further ceiling light pendant leading through into...

**Sitting Dining Room** - 5.7m x 4m (18'8" x 13'1")

Original wooden door into a spacious and beautifully appointed reception room with two ceiling light pendants. Two large sash windows to the front aspect. Two column radiators. Cornicing and deep skirting boards. Carpet. Chimney breasts with recess's to either side.



**Kitchen** - 3.6m x 2.4m (11'9" x 7'10")

A recently installed and fully integrated kitchen with a range of wall and base units with marble counter tops and upstands. Inset composite sink and half sink unit with chrome mixer tap and drainer grooves. 'Candy' electric oven and four ring induction hob with a glass backsplash and overhead extractor fan. Integrated fridge freezer, dishwasher and washing machine. Boiler cupboard housing 'Vaillant' combination boiler. Feature pendant lighting. Sash window to the side aspect. Deep skirting boards. Wood effect laminate flooring.

**Bedroom One** - 4.5m x 3.3m (14'9" x 10'9")

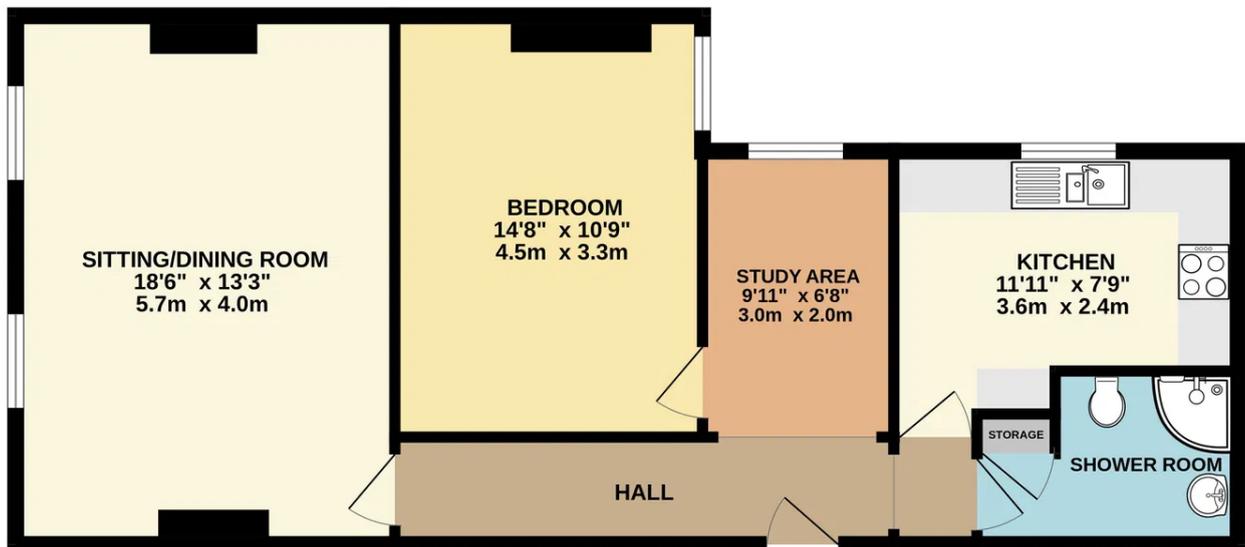
A spacious double bedroom with partially obscure sash window to the rear aspect. Column Radiator. Two ceiling light pendants. Deep skirting boards. Carpet.

**Shower Room** - A well appointed and modern shower room with corner shower cubicle with mains powered over head rainfall shower with a panelled surround. Ceramic sink with undercounter storage and a panel backsplash. Heated towel rail with column radiator. Wood effect laminate flooring. Ceiling light point. Useful storage cupboard. Extractor fan.

**Communal Area** - A well appointed composite front door from the road side into a well decorated communal area with stair case up to the second floor. Intercom system.



**GROUND FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Services** - We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**Tenure** - We are advised (subject to legal confirmation) that the property is leasehold.

**General** - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

**Council Tax Band** - COUNCIL TAX BAND "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** - The EPC rating for this property is **D (65)**

**Agents Notes** - The ground rent is payable at £50.00 per annum.  
The current service charge is payable at £575.00 per annum.