



Flat 2 Belle Orchard House

Ledbury, HR8 1DQ

Andrew Grant

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Orchard Lane, Ledbury, HR8 1DQ

2 Bedrooms 1 Bathroom 1 Reception Room

A spacious ground floor apartment with its own private entrance, contemporary interiors and allocated parking in a convenient central location.

- Spacious accommodation within a characterful period building
- Spacious living and dining room with excellent storage
- Modern kitchen and breakfast room
- Allocated parking for one vehicle and a useful cellar providing additional storage
- Convenient central location within a short walk of Ledbury High Street, the train station and an excellent selection of independent cafés and restaurants, with the M50 accessible in approximately 10 minutes.

Occupying the ground floor of an attractive building dating from 1839, this well presented apartment combines period character with modern comfort. A generous living and dining room forms the heart of the home, complemented by a contemporary kitchen and breakfast room, two bedrooms and a stylish shower room. A useful cellar provides excellent additional storage, while an understairs cupboard, private entrance and allocated parking complete this practical and conveniently located home.

800 sq ft (74.3 sq m)





The kitchen and breakfast room

Designed for everyday living, the kitchen offers a modern range of cabinetry with generous work surfaces and integrated appliances. Space is available for a breakfast table, creating a sociable dining area, while two rear facing windows provide an open and airy feel. The room connects directly with the hallway for practical daily use.





The living and dining room

Providing an excellent space for relaxing and entertaining, this impressive reception room comfortably accommodates both seating and dining areas. Feature alcove shelving adds character and useful display space, while dual front facing windows create a bright and welcoming atmosphere. A glazed door connects conveniently with the hallway, enhancing the flow of the accommodation.

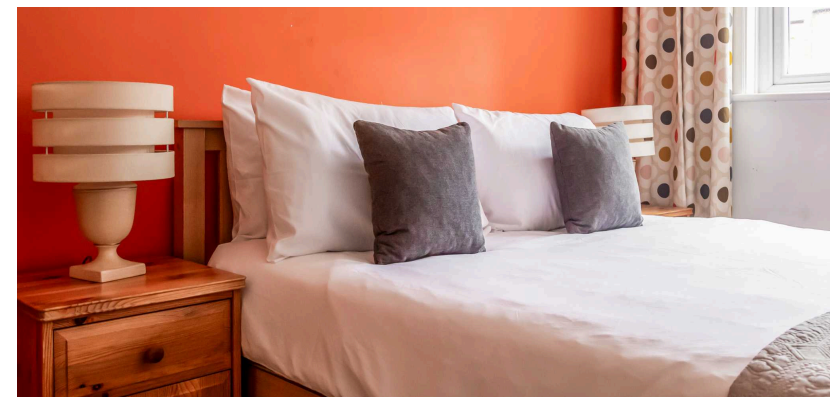






The primary bedroom

Offering comfortable accommodation, the principal bedroom provides ample space for a double bed and additional bedroom furniture. Two rear facing windows create a bright and airy feel, while the generous proportions allow flexibility in the arrangement of furnishings. Its position away from the main living space provides a peaceful retreat.







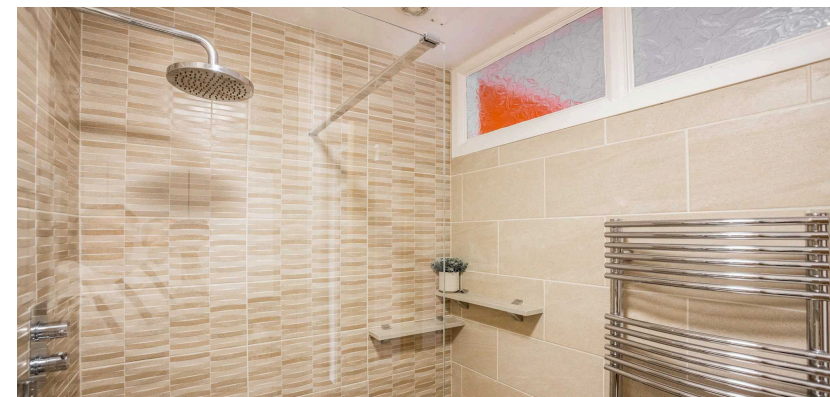
The second bedroom

Ideal as a guest room, child's bedroom or home office if required, the second bedroom provides a practical and versatile space. A window brings natural illumination into the room and there is space for essential bedroom furniture. Conveniently positioned close to the shower room, it complements the accommodation well.



The shower room

Finished in a contemporary style, the shower room is fitted with a walk in shower, wash basin and WC. Attractive wall tiling complements the modern suite, while a chrome towel radiator provides a practical finishing touch. Positioned off the hallway, it serves both bedrooms with ease.





The parking

Allocated parking provides space for one vehicle, adding everyday convenience for residents and visitors. The apartment also benefits from its own private entrance, providing direct access and an added sense of independence within the building.



Location

Situated within the market town of Ledbury, Belle Orchard House enjoys a convenient central setting just a short walk from the historic High Street, renowned for its independent shops, cafés and excellent restaurants. A Tesco Superstore, healthcare services, leisure facilities and well-regarded schools are all close by, while the railway station provides direct connections to Hereford, Worcester and Birmingham. The M50 motorway is also approximately 10 minutes away, providing excellent access to the wider motorway network. The location is ideally suited to those seeking the convenience of everyday amenities while enjoying the charm, character and strong sense of community for which this historic town is renowned.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B.

Agent Note

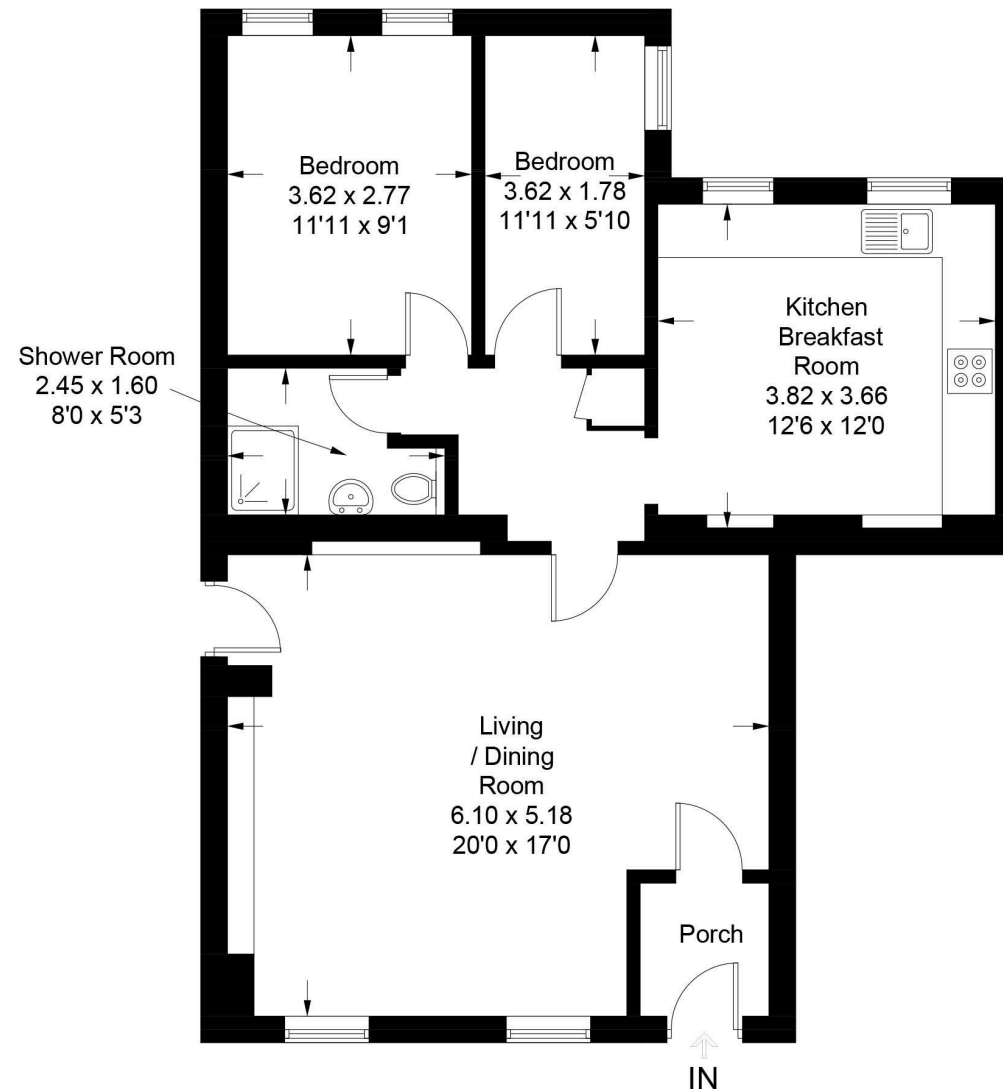
Please note that this property is not suitable for use as an Airbnb or holiday let. The property is leasehold on a 999-year lease from 30 September 2008, with approximately 981 years remaining. Ground rent is believed to be a peppercorn (to be confirmed by the registered lease). Service charge is payable in accordance with the provisions of the lease, with the current amount to be confirmed.



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Approximate Gross Internal Area = 74.3 sq m / 800 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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