



## GENERAL INFORMATION

### Tenure

Leasehold

Ground Rent is £500 p/a Service Charge is £580.41 p/m Water Rates is £20.68 p/m Gas/Electricity is £52.00 p/m

### Services

All mains services are connected.

### Outgoings

Council Tax: Band C

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	82	82

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

43 Leadon Bank  
Orchard Lane Ledbury HR8 1BY  
**£225,000**



- Set within easy access to Ledbury town centre.
- A spacious second floor retirement apartment.
- Two Bedrooms.
- Many onsite facilities.
- For the over 55's.
- Use of Communal Gardens.

Hereford 01432 343477

Ledbury 01531 631177

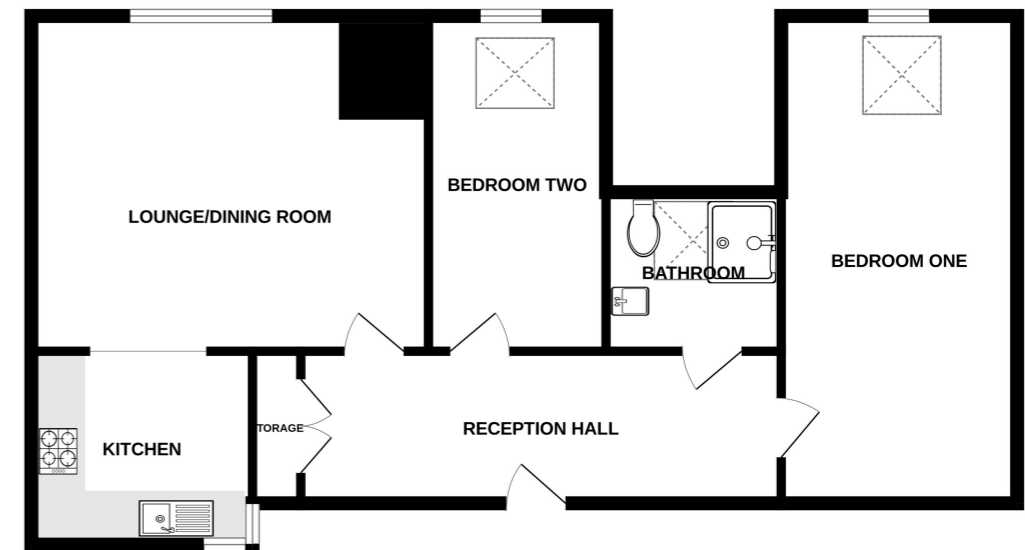
## DIRECTIONS

From our office continue on The Homend, at the traffic lights turn left into Orchard Lane where Leadon Bank can be found on the right hand side.





GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.  
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## Apartment 43

### Situation and Description

Leadon Bank is a retirement complex for the over 55's and is situated within easy access to Ledbury town centre and offers a wide range of onsite facilities to include Restaurant, Laundry Facilities, Communal Lounges, Guest Suite, Mobility Scooter Charging Points and extensive activity schedule for residents. Apartment 43 is located on the second floor and offers Lounge/Dining Room, Kitchen, Two Bedrooms, Wet Room, use on the communal gardens.

In more detail the accommodation comprises:

### Reception Hall

with radiator, power points, video entry system, double doors to large Storage Cupboard. Doors to:

### Lounge/Dining Room

16' 7" max x 17' 10" (5.05m max x 5.44m) with window to rear overlooking the communal gardens, radiator, power points, T.V point, central heating thermostat. Opening to:

### Kitchen

9' 9" x 8' 2" (2.97m x 2.49m) with window to front looking into the corridor, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring electric hob with

extractor hood over, eye level wall cupboards, eye level electric oven, space for fridge, tiled splashbacks, power points, radiator.

### Bedroom One

9' 11" x 20' 7" max (3.02m x 6.27m max) with Velux to rear, radiator, power points.

### Bedroom Two

7' 5" x 14' 3" max (2.26m x 4.34m max) with Velux to rear, radiator, power points.

### Wet Room

7' 5" x 6' 8" (2.26m x 2.03m) with shower, low flush w.c., vanity unit with inset wash basin and cupboard under, extractor fan, radiator.

## Outside

### Gardens

Leadon Bank is accessed from Orchard Lane and enjoys a large car park for both residents and visitors.

The gardens and grounds form a delightful feature for residents and comprises large areas of lawn with a meandering pathway leading to a large sun terrace.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



## At a glance...

- Lounge/Dining Room  
16'7 max x 17'10 (5.05m max x 5.44m)
- Kitchen  
9'9 x 8'2 (2.97m x 2.49m)
- Bedroom One  
9'11 x 20'7 max (3.02m x 6.27m max)
- Bedroom Two  
7'5 x 14'3 max (2.26m x 4.34m max)

## And there's more...

- Retirement Apartment.
- Second Floor.
- Two Bedrooms.
- Communal Gardens.
- Over 55's.
- Many on site facilities.