

Apartment Four, Eastnor House Worcester  
Road  
Ledbury HR8 1PL  
**£125,000**



- Set within walking distance of Ledbury town centre.
- A charming top floor apartment.
- Open plan lounge/dining/kitchen.
- Large Double Bedroom.
- Wealth of character features throughout.
- Allocated Off Road Parking Space.

## Apartment 4, Eastnor House

### Situation and Description

Eastnor House is situated in a quiet courtyard location within walking distance of the town centre. Apartment four is located on the top floor and offers a wealth of character a charm throughout. The accommodation comprises lounge/dining/kitchen area, large double bedroom, bathroom, allocated off road parking space.

In more detail the accommodation comprises:

### Inside

#### Communal Entrance Hall

with stairs to:

#### Entrance Hall

with stairs leading to:

#### Open Plan Lounge/Dining/Kitchen

overall 14' 10" x 31' 2" (4.52m x 9.50m)

Lounge Area: with window to side and rear, radiator, power points, wealth of wall and ceiling beams.

Dining Area: with window to rear, radiator, opening to:

Kitchen Area: with range of laminate worktops with cupboards

and drawers under, inset stainless sink with drainer, built-in electric hob with oven under and extractor over, eye level wall cupboards, wall mounted Worcester central heating boiler, space for washing machine and fridge, tiled splashbacks, feature wall and ceiling beams. Door to:

#### Hall

with doors to:

#### Cloakroom

with low flush w.c., wash basin, tiled splashbacks, exposed wall and ceiling beams.

#### Bedroom

14' 5" x 12' 2" (4.39m x 3.71m) with window to rear, radiator, power points.

### Outside

#### Approach

Eastnor House can be found along the gravelled driveway located just off Worcester Road, which leads to a large gravelled courtyard where apartment 4 have an allocated off road parking space.

## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected.

### Outgoings

Council Tax: Band A

### 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.

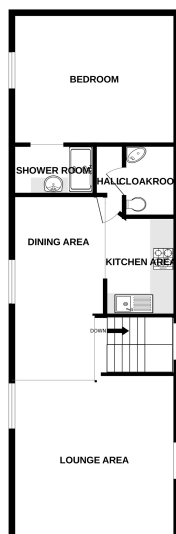
### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUNDFLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.  
www.wsl-venzo.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.