

24 Dawes Court  
The Homend Ledbury HR8 1BS  
**£89,950**



- Set within walking distance of Ledbury town centre.
- A well presented second floor retirement apartment.
- No onward chain
- Set in attractive gardens
- Views towards woodland

## 24 Dawes Court

### Situation and Description

Dawes Court is situated within easy walking distance of Ledbury town centre and also has the benefit of a bus stop opposite. Flat 24 is located on the second floor and can be accessed from the car park, or via the main entrance doors from The Homend. The main Reception Area forms a very pleasant feature of the building and offers a a relaxing space for residents to meet up. There is also a useful drying room and kitchen nearby.

A Lift and easy rise stairs lead to all floors giving access to light and airy corridors.

### Entrance Hall

with power points, doors to Airing Cupboard and Storage Cupboard. Doors to:

### Lounge/Dining Room

6.27m x 3m (20' 7" x 9' 10") with two windows to rear overlooking gardens and view towards woodland, two wall mounted storage heaters, t.v point, telephone point, alarm cord. Opening to:

### Kitchen

2.39m x 2.21m (7' 10" x 7' 3") with range of laminate worktops with cupboards and drawers under, inset 1 ½ bowl stainless steel sink, space for electric cooker with extractor hood

eye level wall cupboards, tiled splashbacks, spaces for washing machine and fridge/freezer, power points.

### Bedroom One

2.84m x 2.49m (9' 4" x 8' 2") with bay window to side with view of The Homend, wall mounted 'Dimplex' heater, alarm cord, telephone point.

### Bedroom Two

2.79m x 2.67m (9' 2" x 8' 9") with window to front, wall mounted heater, power points, alarm cord.

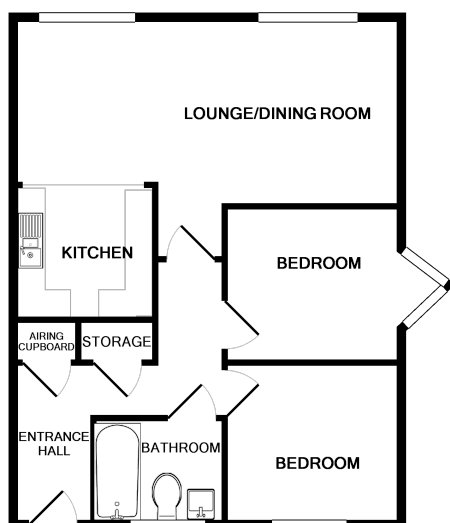
### Bathroom

with window to front, low flush w.c., pedestal wash hand basin with cupboards under, walk in bath with 'Triton' shower over, tiled splashbacks, shaver point.

### Outside

### Garden

Dawes Court is approached from The Homend over various paved pathways with attractive lawns with shrub and floral borders. The gardens continue around the sides of the building with sitting areas for residents and onto the car park at the rear.



TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## GENERAL INFORMATION

### Tenure

Leasehold: 966 years remaining.

Service Charge: Approx. £250pcm Ground Rent: Approx. £150pa

### 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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	74	77
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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