

Dawes Court, Flat 8 The Homend
Ledbury HR8 1BS

£139,950



- Two Bedrooms. • Large Living/Dining Area. • Garage. • Shower Room. • Conveniently located for easy access to Ledbury town. • Use of Communal Gardens. • Modern Kitchen. • Apartment for the over 55's.

Ground Floor

Entrance Hall

with power points, electric radiator, doors to storage cupboards (water heater), fuse board, hallway with doors to

Bedroom One

13' 5" x 8' 3" (4.09m x 2.51m) with window to front, electric radiator, power points

Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m) with window to front, electric radiator, power points. Currently being used as a dining room.

Lounge/Dining Area

10' 11" x 23' 2" (3.33m x 7.06m) large living area with bay window to front, power points, electric radiator, T.V point.
Entrance to;

Kitchen

6' 3" x 12' 10" (1.91m x 3.91m) with a range of gloss fronted eye height standard wall cabinets and smaller cupboards with frosted display frontages, cupboards and drawer units under, laminate worktops, integrated electric oven, electric hob with extractor hood over, stainless steel sink and drainer, space for fridge/freezer and dishwasher.

Shower Room

with low flush w.c, sink with surrounding storage unit, curved shower cubicle with electric shower.

Outside

Garage

Single garage situated in the parking area featuring further storage space, lights and electric.

Communal Gardens

To the front of the complex are areas of communal lawns with mature trees and shrubs with the benefit of seating areas. Footpaths lead toward the main entrance which features a security entrance system. Further planting and footpaths lead to the rear of the complex where there are further gardens and access to the parking area. The property can also be accessed from the car park via an entry phone system.

Outgoings

Ground Rent £162.50 Per Annum (Fixed for 15 years).

Annual Service Charge (which covers structural maintenance of the building, communal lighting, lifts, managers salary, exterior window cleaning, gardener) £3542.55 Per Annum.

GENERAL INFORMATION

Tenure

Leasehold - 962 years remaining

Services

Fibre broadband, mains electricity, water and drainage is connected.

Outgoings

Ground Rent £162.50 Per Annum (Fixed for 15 years)

Service Charge £3542.55 Per Annum

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

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.

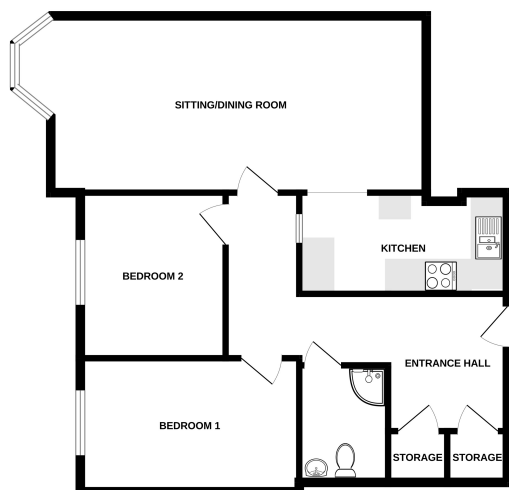
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



Made with SketchUp ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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	

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