

35 Leadon Bank
Orchard Lane Ledbury HR8 1BY

£139,950



- Set within easy access to Ledbury town centre.
- Situated within a popular retirement complex.
- A well maintained top floor apartment.
- One Bedroom.
- Communal Gardens.
- Resident and Visitor Parking.
- Many On-Site Facilities.
- No Onward Chain.

35 Leaddon Bank

Situation and Description

The apartment is situated within a popular retirement complex which offers a very comprehensive range of on-site facilities which include Restaurant, Laundry Facilities, Communal Lounges, Beauty Salon, Guest Suite, Mobility Scooter Charging Points and an extensive activity schedule for residents. Along with use of well stocked communal gardens and onsite parking for both residents and visitors.

Apartment 35 is situated on the top floor accessed via a lift and stairs, and offers well maintained accommodation throughout to include lounge/dining room, kitchen, double bedroom, shower room.

In more detail the accommodation comprises:

Inside

Entrance Hall

with power points, door to Storage Cupboard, doors to:

Kitchen

7' 7" x 9' 7" (2.31m x 2.92m) with windows to front, range of laminate worktops with cupboards and drawers under, inset stainless steel

sink, built-in ceramic hob with stainless steel extractor hood over, eye level electric cooker, eye level wall cupboards, tiled splashbacks, power points, space for fridge, radiator.

Lounge/Dining Room

11' 1" x 16' 2" (3.38m x 4.93m) with window to rear overlooking the garden, radiator, power points, telephone point, T.V point.

Bedroom

16' 3" x 12' 3" (4.95m x 3.73m) with window to rear, radiator, power points, telephone point.

Shower Room

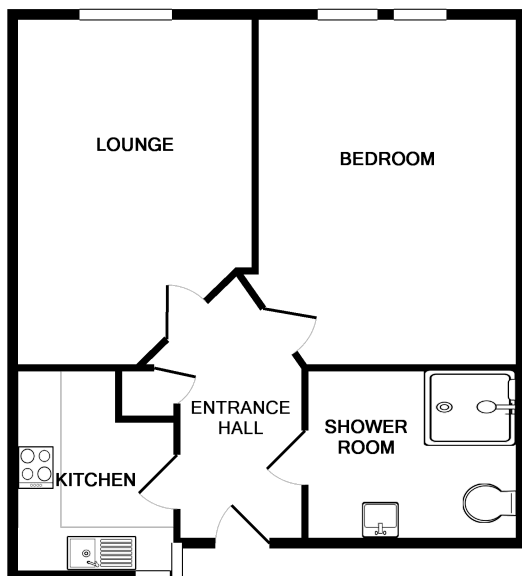
with low flush w.c., vanity unit with inset wash basin, shower, non-slip flooring, radiator, shaver point, extractor fan.

Outside

Communal Gardens

The residents of Leaddon Bank have the use of the well stocked communal gardens with pathways and delightful seating areas.

There is a car park with ample spaces for both residents and visitors.



TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)
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GENERAL INFORMATION

Tenure

Leasehold

Services

All mains services are connected.

Outgoings

Service Charge: £513 per month

Ground Rent: £500 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

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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

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		81	82
		EU Directive 2002/91/EC	

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