

21 Born Court, New Street
Ledbury HR8 2DX

£125,000



- Set with easy access to Ledbury town centre.
- A larger than average two bedroom apartment.
- Immaculately Presented Throughout.
- Resident and Visitor Parking.
- Communal Gardens.

21 Born Court

Situation and Description

Born Court comprises a spacious complex specifically designed for occupation by the over 55's which enjoys facilities to include lifts to all floors, resident's lounge, laundry room, and On-Site Manager who oversees the day to day running of the complex.

Apartment 21 comprises a larger than average first floor property which is immaculately presented throughout and ready for occupation.

Inside

Entrance Hall

with power points, telephone door entry phone, doors to Large Storage Cupboard and Airing Cupboard housing the hot water tank and shelving. Doors to:

Lounge/Dining Room

9' 9" x 22' 4" (2.97m x 6.81m) a larger than average room with windows to side and rear enjoying views over Ledbury, power points. Door to:

Kitchen

7' 10" x 7' 9" (2.39m x 2.36m) with window to rear enjoying views, range

of laminate worktops with cupboards and drawers under, inset sink with drainer, space for electric cooker, fridge and washing machine, eye level glass fronted wall cupboards, tiled splashbacks, power point, emergency pull cord.

Bedroom One

7' 10" x 11' 4" (2.39m x 3.45m) with window to rear, power points, doors to built-in wardrobe.

Bedroom Two

5' 11" x 9' 9" (1.80m x 2.97m) with window to rear, power points.

Shower Room

6' 11" x 5' 7" (2.11m x 1.70m) with large shower cubicle, vanity unit with low flush w.c., inset wash basin with cupboards under, extractor fan.

Outside

Gardens and Parking

Born Court offers residents the use of well maintained communal gardens with lawns and well stocked shrub and floral beds and seating areas.

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

GENERAL INFORMATION

Tenure

Leasehold: 99 year lease from 1991

Service Charge: Approximately £259pcm

Services

Mains electricity, water and drainage.

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

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.

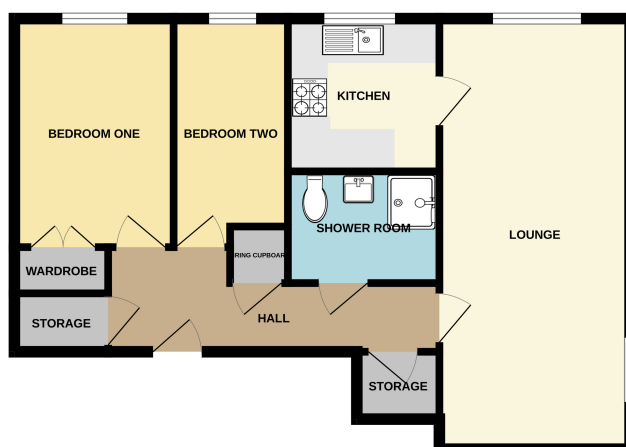
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx.
Made with MyHome 6.0.2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(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.