

21 Born Court, New Street
Ledbury HR8 2DX

£115,000



• A larger than average two bedroom apartment. • 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

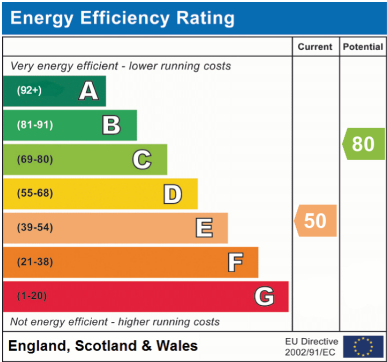
FRIDAY 9.00 am - 5.00 pm

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.
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