

Flat 33, Born Court New Street
Ledbury HR8 2DX

£99,950



- Set within easy access to Ledbury town centre.
- A first floor retirement apartment.
- Two Bedrooms.
- Communal Gardens.
- Resident and Visitor Parking.
- No Onward Chain.

33 Born Court

Situation and Description

Born Court is purpose built for retirement occupation for the over 55's, with a resident on-site manager and 24 hour emergency care call system. The building has many communal areas including residents lounge, kitchen and laundry room, along with well maintained communal gardens and parking for both residents and visitors. Apartment 33 is located on the first floor and offers lounge, kitchen, two bedrooms and bathroom.

In more detail the accommodation comprises:

Inside

Entrance Hall

with electric wall mounted heater, power points, door to Storage Cupboard and Airing Cupboard. Doors to:

Lounge

with window to rear having views over Ledbury, power points, wall mounted electric heater, T.V point, double doors to:

Kitchen

with window to rear, range of laminate worktops with cupboards

and drawer under, inset stainless steel sink with drainer, built-in ceramic hob with extractor hood over, eye level oven, space for washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points.

Bathroom

with large shower cubicle, low flush w.c., vanity unit with wash hand basin and cupboards under, tiles splashbacks, extractor fan.

Bedroom One

with window to rear, power points, wall mounted electric heater.

Bedroom Two

with window to rear, wall mounted electric heater, power points, door to Storage Cupboard.

Outside

Gardens and Parking

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

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

GENERAL INFORMATION

Tenure

Leasehold; 99 year lease from 1991

Service Charge: approximately 259.28pcm

Services

Mains electricity, water and drainage.

Outgoings

Council Tax: Band A

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.

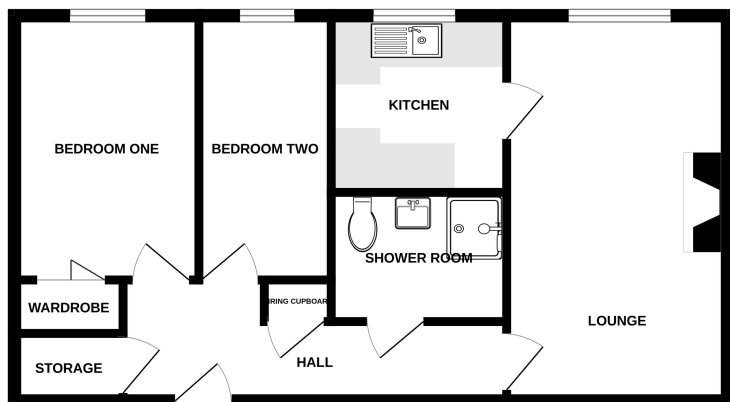
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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