

Apartment One, Eastnor House Worcester
Road

Ledbury HR8 1PL

£125,000



- Set in the heart of Ledbury town centre.
- A two storey apartment.
- Large Double Bedroom.
- Many character features throughout.
- Off Road Parking.

Apartment 1, Eastnor House

Apartment One is situated within easy walking distance of Ledbury town centre within a delightful courtyard location. This Grade II listed apartment is situated over two floors and the accommodation comprises kitchen, cloakroom, lounge, large double bedroom, bathroom, a wealth of character features throughout and allocated off road parking space.

In more detail the accommodation comprises:

Ground Floor

Communal Entrance Hall

with door to:

Hall

with power points, coat hooks, doors to:

Cloakroom

with window to side, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan.

Kitchen

5' 7" x 13' 6" (1.70m x 4.11m) with window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge, tiled splashbacks, ceiling spot lights, power

Lounge/Dining Room

12' 10" x 17' 5" into bay (3.91m x 5.31m into bay) with feature bay window to side, radiator, power points, T.V point, feature ceiling beams, door to Boiler Cupboard housing the wall mounted Worcester central heating boiler. Stairs to:

First Floor

Double Bedroom

19' 0" x 13' 8" (5.79m x 4.17m) with feature bay window to side and window to rear, two radiators, power points, wall lights. Door to:

Shower Room

with window to side, shower cubicle, low flush w.c., pedestal wash basin, extractor, radiator, extractor fan, ceiling spot lights.

Outside

Approach

The property is approached from Worcester Road via a gravelled driveway, which leads to a large gravelled parking area where Apartment 1 has its own allocated parking space.

GENERAL INFORMATION

Tenure Services

All mains service are connected.

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

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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

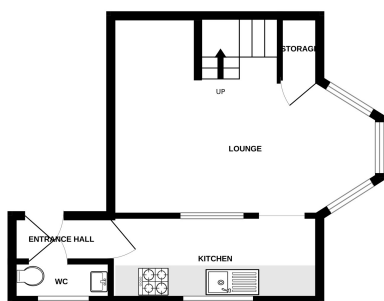
MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 69 | 74 |
| (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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