

46 Leadon Bank
Orchard Lane Ledbury HR8 1BY

£115,000



- Set within walking distance of Ledbury town centre.
- Second Floor Retirement Apartment.
- Double Bedroom.
- Wide range of on-site facilities.
- Well stocked communal garden.

Situation and Description

46 Leadon Bank is situated on the second floor stairs, of a very popular retirement complex, which offers a very comprehensive range of on-site facilities to include, Restaurant, Laundry Facilities, Communal Lounges, Hairdressers, Guest Suite, Mobility Scooter charging points and a comprehensive activity schedule for residents.

46 Leadon Bank

Entrance Hall

with useful built-in Storage Cupboard, power points, doors to:

Lounge

12' 9" x 13' 2" (3.89m x 4.01m) with window to rear enjoying pleasant outlook, radiator, power points, television point, telephone point. Opening to:

Kitchen

8' 7" x 5' 11" (2.62m x 1.80m) with range of laminate worktops with cupboards and drawers under, inset stainless steel sink,

built in ceramic hob with stainless steel extractor hood over, electric oven below, eye level wall cupboards, tiled splashbacks,

Bedroom

13' 5" x 13' 2" (4.09m x 4.01m) with window to rear with outlook over the gardens, T.V point, telephone point, radiator.

Shower Room

7' 4" x 7' 6" (2.24m x 2.29m) with fitted shower screen, inset wash basin with cupboards under, low flush w.c., shaver point, extractor fan, radiator.

GENERAL INFORMATION

Tenure

Leasehold

99 years from August 2004

Services

All mains services are connected.

Outgoings

Council Tax: Band B

Service Charge £438.58 includes heating, electricity and hot water.

Ground rent £500PA this can be broken down into two payments of £250.

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 - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR

