

Apartment Three, Eastnor House Worcester  
Road  
Ledbury HR8 1PL  
**£135,000**



- Set within walking distance of Ledbury town centre.
- A spacious first floor apartment.
- Large Double Bedroom.
- Large Kitchen/Dining Room.
- Allocated Off Road Parking.



## Apartment 3, Eastnor House

### Situation and Description

Eastnor House is situated within easy walking distance of Ledbury town centre within a peaceful courtyard location. Apartment 3 offers spacious accommodation throughout to include lounge/dining room, kitchen, large double bedroom, bathroom and allocated off road parking space.

In more detail the accommodation comprises:

### Inside

#### Communal Entrance Hall

Stairs lead to:

#### Entrance Hall

with radiator, doors to:

#### Kitchen

9' 5" x 8' 8" (2.87m x 2.64m) with window to rear, 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, ceiling spot lights, wall mounted Worcester central heating boiler, tiled splashbacks, glazed double doors to:

#### Lounge/Dining Room

15' 10" max x 14' 11" max (4.83m max x 4.55m max) with window to front, radiator, power points, T.V point.

#### Bathroom

with shower cubicle, low flush w.c., pedestal wash basin, ceiling spot lights, extractor fan, shaver point, radiator.

#### Bedroom

11' 7" x 10' 6" (3.53m x 3.20m) with window to front, radiator, power points.

### Outside

#### Approach

The property is approached from the Worcester Road via a gravelled driveway leading to a large gravelled courtyard where Apartment 3 has an allocated off road parking space.

## GENERAL INFORMATION

### Tenure

Share of Freehold

### Services

All mains services 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

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://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.

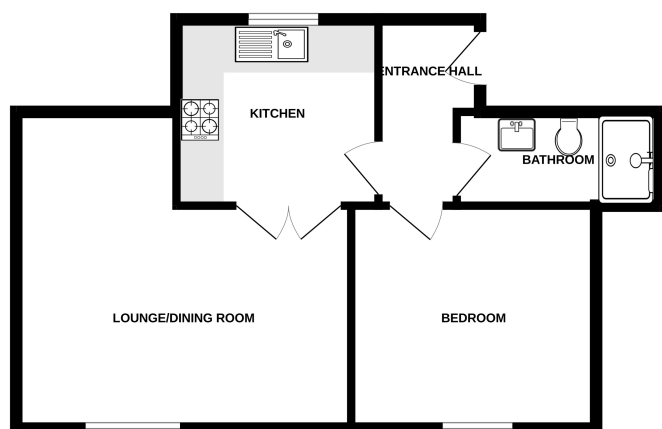
### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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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