

40 Leadon Bank
Orchard Lane Ledbury HR8 1BY
£145,000



- Set within walking distance of Ledbury town centre.
- A second floor retirement apartment.
- Double Bedroom.
- Balcony.
- Use of communal gardens.
- Many on- site facilities.

Apartment 40

Situation and Description

Apartment 40 is a one bedroom second floor apartment with balcony, set within a 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.

In more detail the accommodation comprises:

Inside

Entrance Hall

with Storage Cupboard, power points, key pad entry system. Doors to:

Kitchen

7' 7" x 9' 7" (2.31m x 2.92m) with window to front looking out onto the corridor, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer built-in four ring electric hob with stainless steel extractor hood over, eye level wall

cupboards, tiled splashbacks, space for fridge, eye level electric oven, radiator, power points.

Lounge

11' 2" x 16' 2" (3.40m x 4.93m) with window and door to rear opening onto a Balcony, radiator, power point, T.V point, wall lights.

Bedroom

10' 2" x 16' 2" (3.10m x 4.93m) with window and Velux window to rear, radiator, power points, telephone point.

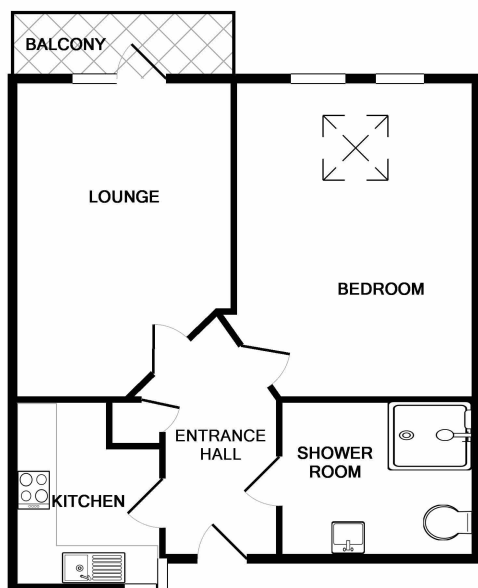
Shower Room

8' 2" x 7' 4" (2.49m x 2.24m) with low flush w.c., vanity unit with wash basin and cupboards under, shower, tiled splashbacks, extractor fan, radiator.

Outside

Communal Gardens.

Leadon Bank stands in good sized attractive communal gardens which are pleasantly arranged with areas of lawn with established plants and shrubs and several seating areas including a feature terrace. There is a large car park providing resident and visitor parking.



TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)
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GENERAL INFORMATION

Tenure

Leasehold

Ground Rent: £500 per annum

Service Charge: £513 per month

Water Rates: £15.57 per month

Gas/Electric: £50 per month

Services

All mains service are connected.

Outgoings

Council Tax: Band B

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

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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

MO	Energy Efficiency Rating	Current	Potential
FRI	Very energy efficient - lower running costs		
SAT	(92+) A		
	(81-91) B		
	(69-80) C	81	82
	(55-68) D		
	(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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