

51 Leadon Bank
Orchard Lane Ledbury HR8 1BY

£189,950



- Set within walking distance of Ledbury town centre.
- Wide range of on-site facilities.
- Two Bedrooms
- Lounge/Dining Room
- No onward chain
- Communal gardens

51 Leadon Bank

Situation and Description

51 Leadon Bank is situated on the third floor, 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.

In more detail the accommodation comprises:

Reception Hall

with power points, radiator, emergency call system and door entry system, doors to:

Hall Cupboard

Fuse box, power points, shelved storage.

Kitchen

9' 7" x 7' 6" (2.92m x 2.29m) with window to front looking into the communal corridor, Velux window with remote control, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built in electric hob with stainless steel extractor hood over, eye level electric oven, eye level wall cupboards, space for fridge, tiled splashbacks, power points, radiator.

Lounge

16' 3" x 11' 10" (4.95m x 3.61m) with window with pleasant outlook, Air conditioning unit (hot/cold) radiator, power points, telephone point, T.V point.

Bedroom One

18' 4" x 11' 3" (5.59m x 3.43m) with window with pleasant outlook, radiator, power points, television point, unit of two x double wardrobes and shelving unit, telephone point.

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m) with Velux windows, radiator, power points.

Shower Room

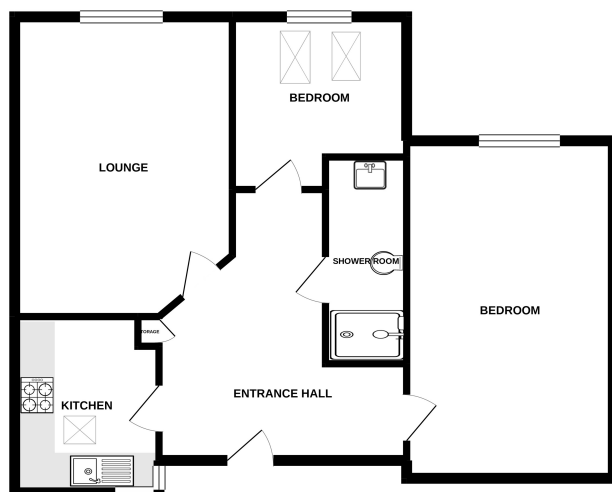
With a fitted shower and grab rail with tiled surrounds. Inset wash hand basin with cupboards under. low flush W.C, wall mounted mirror, shaver point, radiator, extractor fan.

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.

GROUND FLOOR



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GENERAL INFORMATION

Tenure

Leasehold - 99 years commenced August 2004.

Service charge - £645.01 PCM

Gas and Electric - £52.00 PCM

Water - £20.68 PCM

Ground rent £500 payable in two instalments.

Services

All mains services are connected.

Outgoings

Council Tax: Band C

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

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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...

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