



GENERAL INFORMATION

Tenure
Leasehold - 99 years Lease from 2004 - 79 years remaining

Ground Rent: Approx £500 per annum

Service Charge Approx £717.69 pcm to include gas, electricity and water charges. Full list of items included on request

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

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
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83 83
(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

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

53 Leadon Bank
Orchard Lane Ledbury HR8 1BY

£239,950



• South Facing Balcony • No Onward Chain. • Spacious Penthouse Apartment. • First Year Service Charge Paid

DIRECTIONS

From our office continue on The Homend, at the traffic lights turn left into Orchard Land where Leadon Bank can be found on the right hand side.

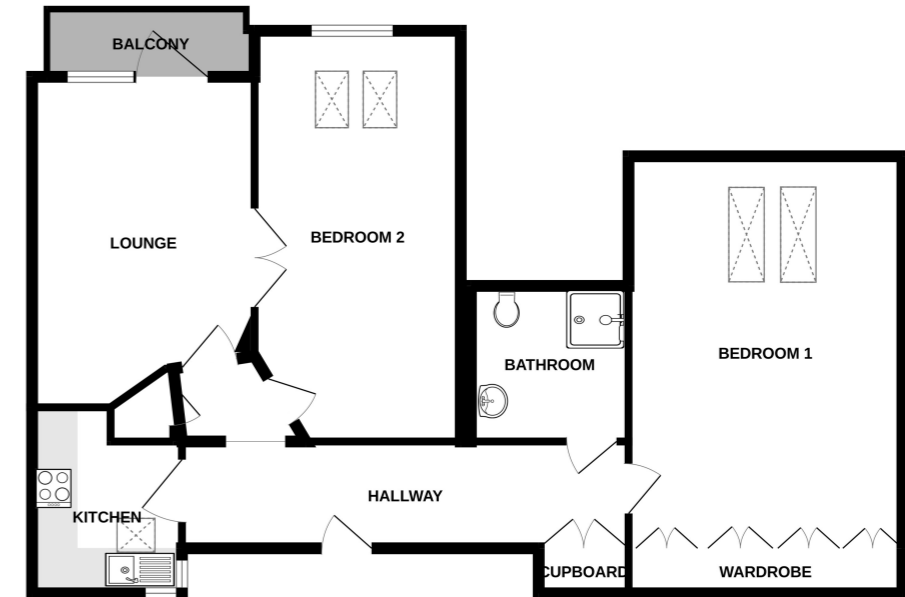


Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.
Made with Metropix ©2004

Apartment 53

Situation and Description

This spacious Penthouse Apartment is situated within a retirement complex which offers a very comprehensive range of on-site facilities to include, Restaurant, Laundry Facilities, Communal Lounges, Guest Suite, Mobility Scooter Charging Points and extensive activity schedule for residents. Apartment 53 offers well maintained accommodation throughout and comprises Hall, Lounge, Balcony, Large Master Bedroom and second Bedroom/Dining Room, Kitchen, Wet Room.

In more detail the accommodation comprises:

Reception Hall

with useful built-in storage cupboard, Entry system, doors to:

Kitchen

2.13m x 2.74m (7'06" x 9'07") with corner window to front looking into the corridor, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, inset stainless steel oven, ceramic hob with stainless steel extractor hood over, eye level wall cupboards, space for fridge/white goods, tiled splash backs, power points, radiator.

Lounge

4.88m x 3.35m (16'03" x 11'01") with window and door to rear opening onto the private Balcony with outlook over park, radiator, power points, tv point, double doors to dining

room/bedroom two.

Bedroom One

5.81m x 3.98m (19'07" x 13'08") with feature double sky light windows within sloping ceiling to rear, radiator, power points, telephone point, tv point, extensive range of built-in wardrobes spanning one wall.

Bedroom Two/Dining Room

5.49m x 3.04m (18'03" x 10'03") with double sky light windows featured within sloping ceiling to rear with double fixed windows in wall space to the rear, radiator, power points and double doors to lounge.

Wet Room

with shower, low flush w.c, vanity

unit with inset wash basin with cupboard under, tiled splashbacks, shaver point, extractor fan.

Outside

Gardens

Leadon Bank residents can enjoy the benefit of delightful well maintained gardens which includes a large sun terrace accessed from the restaurant and lawns with established shrub and floral beds. There is ample parking for both residents and visitors.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Kitchen 2.13m x 2.74m (7'06" x 9'07")
- Lounge 4.88m x 3.35m (16'03" x 11'01")
- Bedroom One 5.81m x 3.98m (19'07" x 13'08")
- Bedroom Two/Dining Room 5.49m x 3.04m (18'03" x 10'03")

And there's more...

- Third Floor Penthouse Apartment
- Two Double Bedrooms.
- Many On-Site Facilities.
- No Onward Chain.
- Balcony.