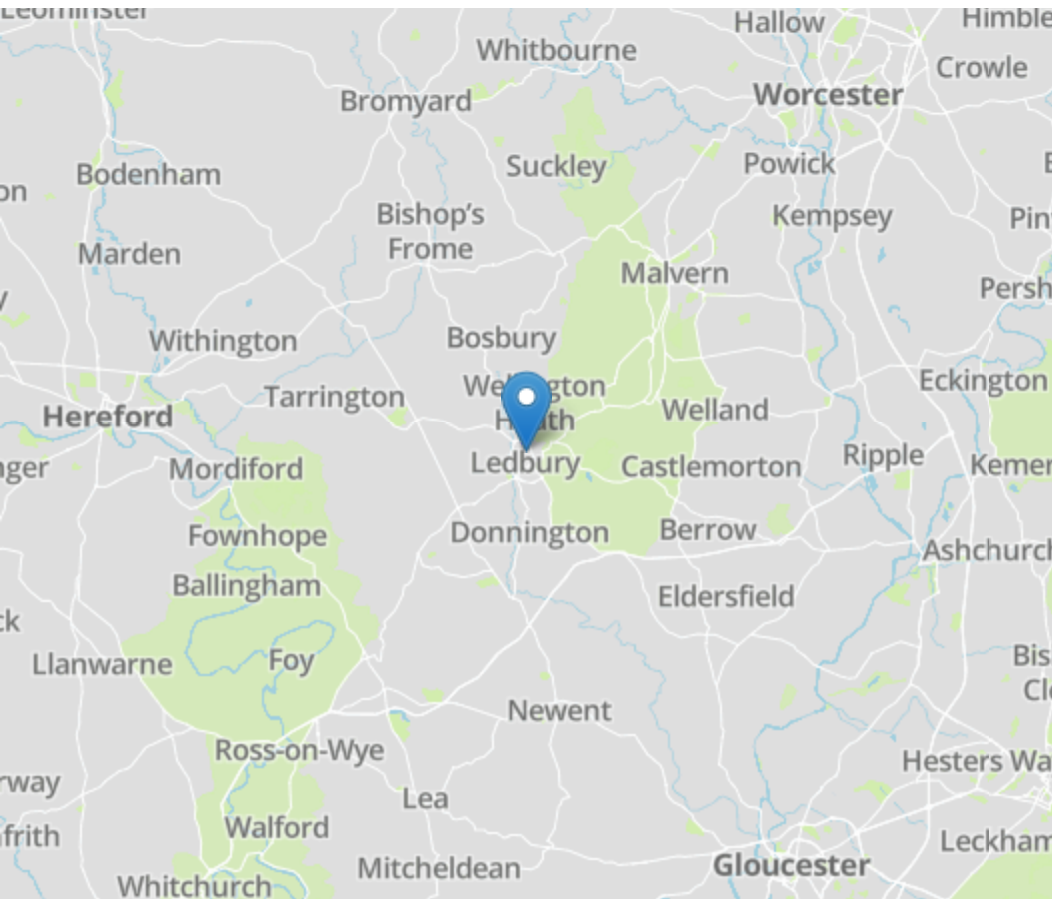




## DIRECTIONS

From our office, proceed on The Homend, at the traffic lights turn left into Orchard Lane, where Leadon Bank can be found on the right hand side as indicated by the For Sale board.



### GENERAL INFORMATION

**Tenure**  
Leasehold - approximately 78 year remaining.

Ground Rent: £500pa

Service charge to include gas, electricity, water and broadband: £770pcm

Full details available 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.

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

41 Leadon Bank  
Orchard Lane HR8 1BY  
**£199,950**



- Set within a popular retirement complex.
- A well presented top floor apartment.
- L Shaped Lounge/Dining Room.
- Two Bedrooms.
- Well Maintained Communal Gardens.
- Residents and Visitor Parking.
- Many On Site Facilities.

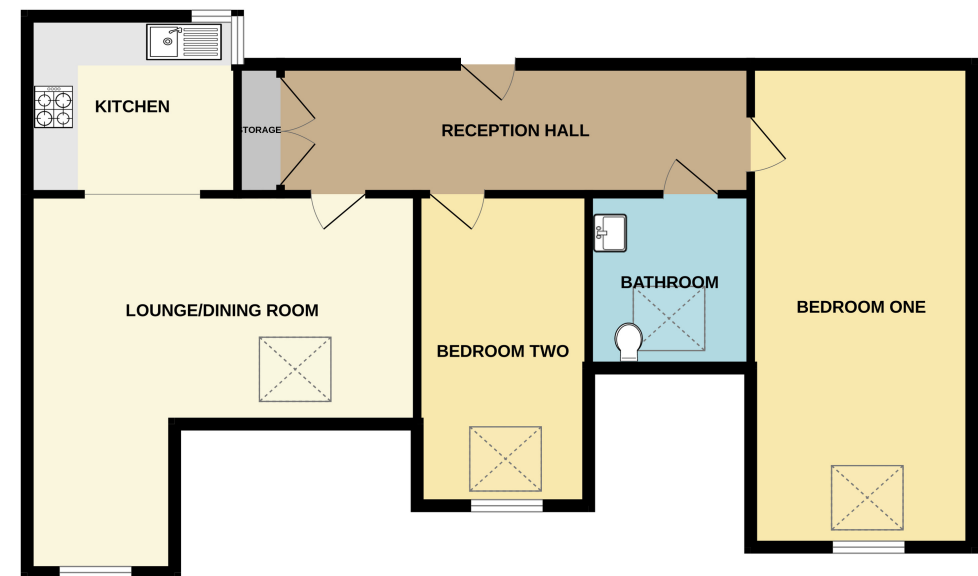
Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.  
Made with Metropix ©2025

## 41 Leadon Bank

### Situation and Description

The property is situated within a popular retirement complex which offers a very comprehensive range of on-site facilities which include Restaurant, Laundry Facilities , Communal Lounges, Beauty Salon, Guest Suite, Mobility Scooter Charging Points and an extensive activity schedule for residents. Along with use of well stocked communal gardens and onsite parking for both residents and visitors.

Apartment 41 is located on the top floor and offer well presented accommodation throughout L shaped Lounge/Dining Room, Two Bedrooms.

In more detail the accommodation comprises:

### Inside

#### Reception Hall

with radiator, power points, control for the door entry system, double doors to large Storage Cupboard. Doors to:

#### L Shaped Lounge/Dining Room

17' 11" max x 17' 9" max (5.46m max x 5.41m max) with window and Velux to rear, two radiators, power points, T.V points, opening to:

#### Kitchen

9' 10" x 8' 2" (3.00m x 2.49m) with window to from looking onto the corridor, range of laminate worktops with cupboards and drawers under, inset stainless

steel sink with drainer, built-in ceramic hob with stainless steel extractor hood over, eye level electric oven, space for dishwasher and fridge/freezer, eye level wall cupboards under, tiled splashbacks, power points, wall mounted air conditioning unit.

#### Bedroom One

10' 0" x 22' 2" (3.05m x 6.76m) with Velux window, radiator, power points, T.V point.

#### Bedroom Two

7' 10" x 14' 4" (2.39m x 4.37m) with Velux window, radiator, power points.

#### Bathroom

7' 5" x 7' 10" (2.26m x 2.39m) with Velux, low flush w.c., vanity unit with inset wash basin and cupboards under, shower, tiled

splashbacks, radiator, extractor fan, shaver point.

### Outside

#### Communal Gardens

All residents are able to enjoy the well maintained communal gardens, which comprise lawns with pathways leading to seating areas, raised patio access from the restaurant, well stocked shrub and floral beds and borders.

#### Parking

All residents and visitors are able to park in the onsite car park.

### 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...

- ✓ L Shaped Lounge Dining Room  
17'11 max x 17'9 max (5.46m max x 5.41m max)
- ✓ Kitchen  
9'10 x 8'2 (3m x 2.49m)
- ✓ Bedroom One  
10' x 22'2 (3.05m x 6.76m)
- ✓ Bedroom Two  
7'10 x 14'4 (2.39m x 4.37m)
- ✓ Bathroom  
7'5 x 7'10 (2.26m x 2.39m)

### And there's more...

- ✓ A well presented top floor apartment.
- ✓ Two Bedrooms.
- ✓ L Shaped Lounge/Dining Room.
- ✓ Communal Gardens.
- ✓ Parking for residents and visitors.
- ✓ Many onsite facilities.