

8 Furlong Court Bramley Close
Ledbury HR8 2XS

£99,950



- A first floor retirement apartment.
- Two Double Bedrooms.
- Delightful Communal Gardens.
- Residents and Visitor Parking.

8 Furlong Court

Situation and Description

The property situated with the established Deer Park estate, on the south side of Ledbury town. Furlong Court is designed for the active over 55's but also having an onsite manager who oversees the day to day running of the complex. Number 8 is situated on the first floor and offers well maintained accommodation to include, two double bedrooms, lounge, kitchen, bathroom, use of the delightful communal gardens, resident and visitor parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with stairs leading to first floor

First Floor

Entrance Hall

with door from the landing, radiator, power points, entry system, emergency pull cord, door to Airing Cupboard and Storage Cupboard. Doors to:

Lounge

11' 7" x 16' 2" (3.53m x 4.93m) with window to front enjoying views over the communal garden and towards the hills, radiator, power points, T.V point, telephone point, emergency pull cord. Door to:

Kitchen

6' 10" x 12' 2" (2.08m x 3.71m) with window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four

ring gas hob with extractor hood over, eye level double oven, space for fridge/freezer and washing machine, eye level wall cupboards, wall mounted Worcester central heating boiler, tiled splashbacks, power points, radiator.

Bedroom One

10' 4" x 9' 2" (3.15m x 2.79m) with window to rear, sliding mirrored doors to built-in wardrobe, radiator, power points emergency pull cord.

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m) with window to rear, radiator, power points emergency pull cord.

Bathroom

with panelled bath with shower over, low flush w.c., pedestal wash basin, fully tiled walls, extractor fan, emergency pull cord.

Outside

Approach and Gardens.

Entering Furlong Court from Bramley Close, Apartment 8 can be found on the left hand side of the communal gardens. .

All residents have the use of the delightful communal gardens, drying area and parking for both residents and visitors.

GENERAL INFORMATION

Tenure

Leasehold - 37 years remaining.

Service charger and ground rent: £181.30 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

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.

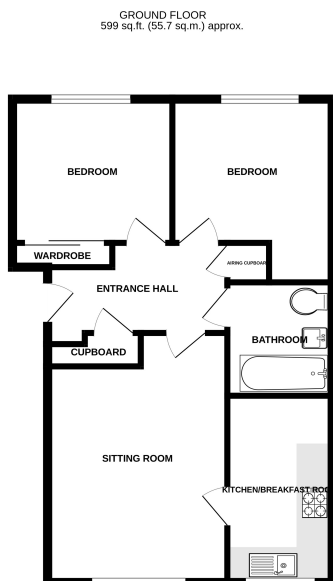
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL FLOOR AREA: 199 sq.ft. (18.7 sq.m.) approx.
www.will-winsor.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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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