



**GENERAL INFORMATION**

**Tenure**  
Leasehold. 99 Year lease which commenced in 1987

Service Charge approximately £181 per month.

**Services**  
All mains services 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](http://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**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

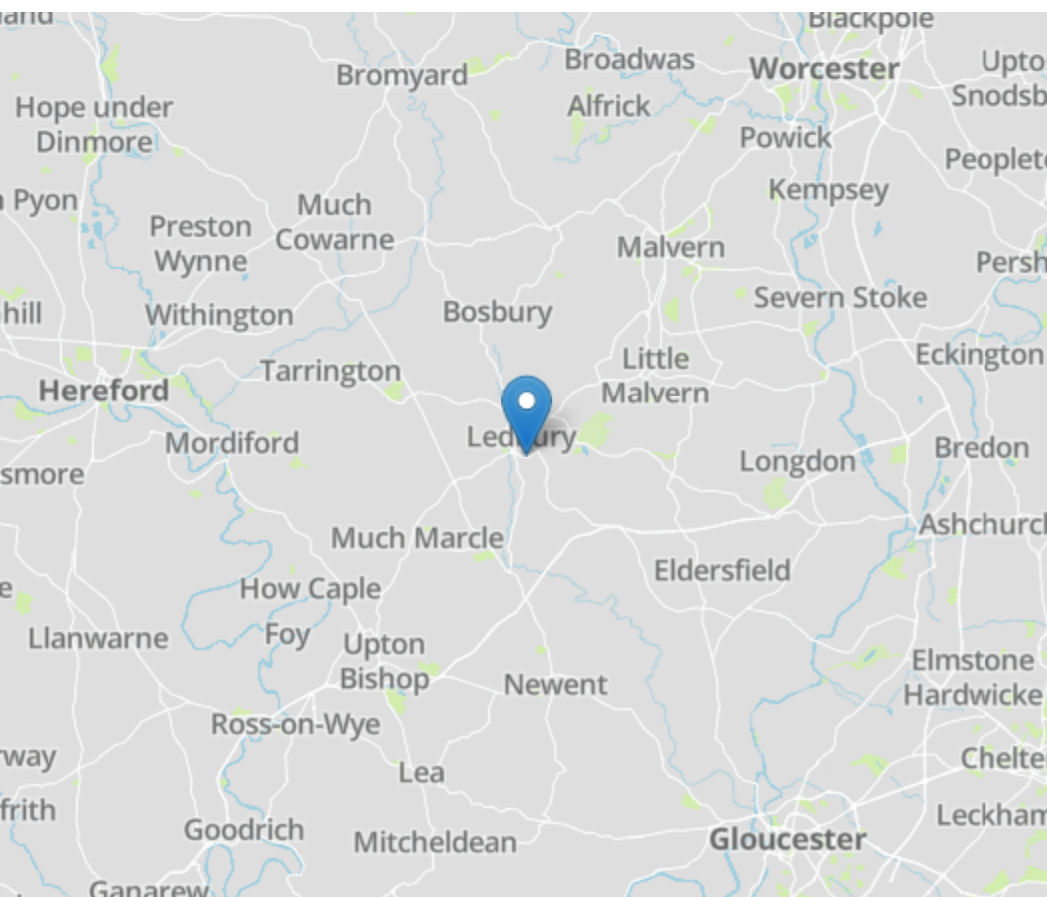
36 Furlong Court  
Ledbury HR8 2XS

**£87,500**



**DIRECTIONS**

From our office continue onto The Southend, at the roundabout take the second exit onto Leadon Way, at the next roundabout take the third exit onto Martins Way, at the T junction turn right onto Biddulph Way, take the first left into Bramley Close and Furlong Court can be found on the left hand side.



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.

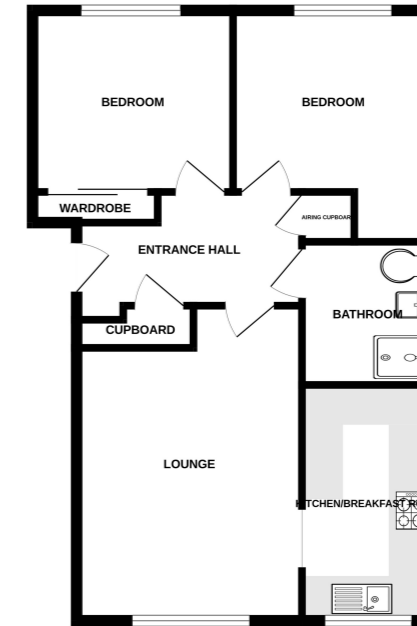
- Set in an established residential location.
- A First Floor Retirement Apartment.
- For the active over 55's.
- Two Double Bedrooms.
- Use of Communal Gardens.
- Residents Parking.
- No Onward Chain.

**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.7 sq.m.) approx.  
Made with Metropix 02024

## 36 Furlong Court

### Situation and Description

Furlong Court is situated in an established residential location on the south side of Ledbury town with accommodation designed for the active over 55's but also having an onsite manager who oversees the day to day running of the complex.

No. 36 is a first floor apartment which offers very well presented accommodation to include Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom. The apartment also has use of the well stocked communal gardens and there is off road parking for residents and visitors. Being a first floor apartment the property also offers considerable security and also makes a good "lock up and leave" if required.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

With entry system and stairs leading to apartment 36 and 34.

### First Floor

#### Reception Hall

with power points, doors to Airing Cupboard and Storage Cupboard. Doors to:

#### Lounge

19' 0" x 11' 0" (5.79m x 3.35m) with window to front enjoying views over the garden, feature Adam style fireplace with wooden surround and electric Living Flame fire, radiator, power points, T.V point, telephone point. Opening to:

#### Kitchen/Breakfast Room

6' 9" x 12' 0" (2.06m x 3.66m) with

window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with extractor hood over, eye level double oven, space for washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, wall mounted central heating boiler.

#### Bedroom One

10' 4" x 9' 8" (3.15m x 2.95m) with window to rear with pleasant outlook, radiator, power points, sliding mirrored door to built-in wardrobe.

#### Bedroom Two

10' 2" x 11' 10" max (3.10m x 3.61m max) with window to rear, radiator, power points.

#### Bathroom

with shower cubicle, vanity unit with inset wash basin and low flush w.c.,

cupboards under, tiled splashbacks, radiator, extractor fan.

### Outside

#### Approach and Gardens

As you enter Furlong Court from Bramley Close, Apartment 36 can be found on the right hand side.

All residents have the use of the well stocked communal gardens, drying area and parking.



### 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...

- Lounge  
19' x 11' (5.79m x 3.35m)
- Kitchen/Breakfast Room  
6'9" x 12' (2.06m x 3.66m)
- Bedroom One  
10'4" x 9'8" (3.15m x 2.95m)
- Bedroom Two  
10'2" x 11'10" max (3.10m x 3.61m max)

### And there's more...

- Retirement Apartment.
- For the active over 55's.
- Second Floor.
- Two Double Bedrooms.
- Communal Gardens.
- No Onward Chain.