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### 30 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

*'A west facing, recently decorated, superbly presented, one bedroom retirement property in a prestigious development for the over 60's with communal parking and gardens'*

**£117,500 (Leasehold)**

Residential Sales and Lettings

# 30 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

## LOCATION

Watkins Court is a community of retirement properties set in beautifully landscaped gardens just off Friar Street and to the west of central Hereford. Hereford offers a range of shopping, leisure and recreational facilities together with bus and railway stations.

## DESCRIPTION

30 Watkins Court is a spacious first floor apartment which has westerly facing double glazed windows and has recently been redecorated throughout offering well presented accommodation. The apartment is well planned and includes reception hall, sitting room, fitted kitchen, double bedroom and a fully fitted shower room. There is a deep airing cupboard, numerous emergency alarm cords and for convenience power points are raised and there are lowered light switches. Stairs & lift access is provided to the first floor. Watkins Court has a thriving communal atmosphere with many activities being carried out in the communal lounge. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Communal Entrance Door

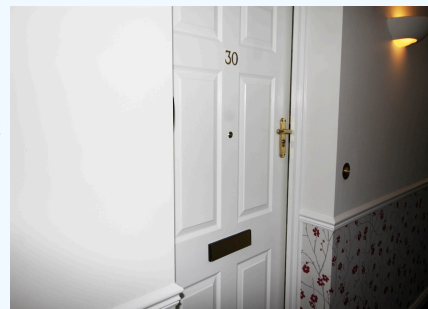
A secure communal entrance door gives access via a fob to the communal facilities, stairs and lift access to:

### ON THE FIRST FLOOR:

A landing gives access to the SELF CONTAINED ACCOMMODATION OF APARTMENT 30:

#### Entrance Hall

A private entrance door gives access to the accommodation of number 30. Entrance hall having coved ceiling, smoke alarm, electricity meter cupboard, Tunstall Statesman alarm system, electricity meter cupboard, panel style doors to bedroom, bathroom, sitting room and BOILER CUPBOARD with Pulsacoil hot water boiler (installed in 2023), fitted shelves, electricity fuse board and coved ceiling.



#### The Sitting Room

5.33m (17'6) x 3.43m (11'3) (narrowing to 8'9)

With west facing double glazed window overlooking communal car park and gardens, coving to ceiling, modern electric heater, telephone point, telephone extension cable with adaptor, television point, emergency alarm pull cord and with raised power points and lower light points. A pair of glazed panel doors then open to the:



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### Kitchen

2.72m (8'11") x 1.73m (5'8")

With double glazed window overlooking the school playground and communal gardens. Single drainer stainless steel sink unit with hot and cold taps, base, wall and drawer units with roll edged working surfaces over and tiled surrounds. Coving to ceiling, wall mounted dimplex electric heater, built-in electric oven, four ring electric hob with cooker hood above, recess for fridge and freezer units and alarm pull cord.



### Double Bedroom

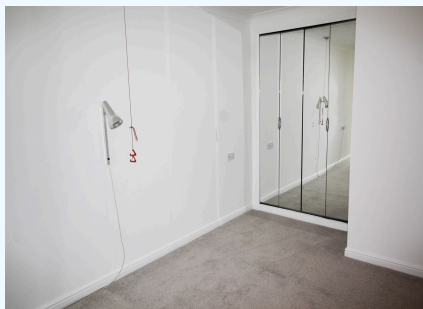
5.61m (18'5") x 2.64m (8'8")

With coving to ceiling, west facing double glazed window, modern electric heater and two sets of mirror fronted wardrobe cupboards with hanging rail and storage shelving. Emergency pull cord and telephone point

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### Shower Room

With suite comprising large walk-in shower cubicle with sliding glass doors, grab rails and emergency button, vanity wash basin with cupboards below, mirror and shaver light over, low level wc, wall mounted electric heater, extractor unit, coved ceiling, fully tiled walls and heated towel rail.



### OUTSIDE:



### Communal Parking

There are communal parking facilities with a small car park at the front and large park at the rear.

### Communal Gardens

The Watkins Court Development is set in beautifully landscaped gardens to the side and rear with a small seating area at the front.

### COUNCIL TAX BAND B

Payable to Herefordshire Council

### TENURE

The property is leasehold and has the remainder of a 125 year lease which commenced in 2003.

### SERVICE CHARGE & GROUND RENT

It is understood that the half yearly service charge and ground rent combined is in the sum of £1,267.52 which is charged in respect of costs incurred for the Scheme Manager, water rates, buildings insurance, maintenance of the structure and common areas, heating, lighting and cleaning of common areas, lift maintenance, the alarm call system and funding for future expenditure.

### SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

The best vehicular route is to proceed from King Street in the centre of Hereford into St Nicholas Street, pass at the traffic lights at Barton Road and turn right immediately beyond St Nicholas Church. Continue along Friar Street and enter Old Mill Close on the left hand side where Watkins Court will be identified on the right.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

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16th April 2024  
ID38272

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60