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### **36 Watkins Court, Old Mill Close, Hereford, HR4 0AQ**

*'A prestigious development of 54 apartments set in beautifully landscaped gardens with parking facilities with lift and stairs access to all floors with a vibrant community atmosphere'*

**£109,000 (Leasehold)**

**Residential Sales and Lettings**

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

### LOCATION

Watkins Court comprises a purpose built development of retirement properties which are set within landscaped gardens. The development is located just off Friars Street, immediately to the west of the city centre. In the locality there are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with bus and railway stations. Watkins Court has car parking facilities and the building has a controlled entry door system which opens to the shared residents' lounge. There is also a shared kitchen facility, laundry room, bin store and a guest suite which can be utilised by visiting family members at a small cost.

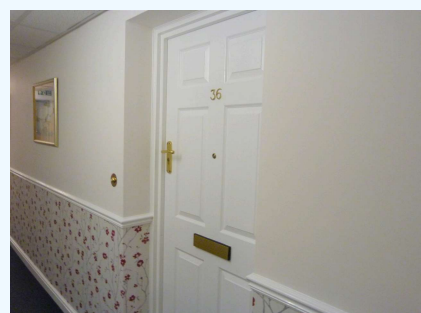
### DESCRIPTION

36 Watkins Court is a well presented second floor apartment with the benefit of a Juliette style balcony overlooking the beautifully landscaped gardens. The property has the benefit of electric heating and double glazed windows. The accommodation includes a hall, living room, a fitted kitchen, a good sized double bedroom and a shower room. The property is provided with numerous emergency alarm cords together with raised power points and lowered light switches and is intended for occupation for independent living for the over 60's. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Communal Entrance Lobby

With secure entry system, lift and stairs to the:



#### SECOND FLOOR

##### WITH DOOR TO THE SELF CONTAINED ACCOMMODATION OF APARTMENT 36:

##### Entrance Hall

2.72m (8'11) x 1.24m (4'1)

With coving to ceiling, fitted carpet, call system for the front door, emergency pull cord, Statesman alarm box, smoke alarm, hot water controls, door bell receiver, door to electric meter cupboard and door to built-in boiler cupboard with Gledhill Pulsacoil hot water boiler, electricity fuse board, slatted shelves, telephone point and coving to ceiling. Doors to double bedroom, bathroom and sitting room.

##### The Sitting/Dining Room

5.33m (17'6) x 3.58m (11'9) (maximum)

With double glazed double French doors to a Juliette balcony overlooking the beautifully landscaped communal garden, coved ceiling, fitted carpet, electric panel heater, stone effect fire surround with inset coal effect electric fire, double television aerial socket, telephone point, emergency pull cord and double doors to:





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### Kitchen

2.13m (7'0) x 2.21m (7'3)

With upvc double glazed window overlooking the rear garden, coving to ceiling, dimplex electric heater and emergency pull cord. Fitted with a range of wood effect wall and base units with roll edged working surfaces over, tiled surrounds, stainless steel sink unit, built-in Electrolux oven and grill, Belling four ring ceramic hob with extractor hood over, space for fridge and freezer units and vinyl flooring.



### The Shower Room

2.13m (7'0) x 1.68m (5'6)

Coving to ceiling, fully tiled and shower boarded walls, electric towel radiator, dimplex wall heater, extractor fan, wash hand basin set in a vanity unit with double cupboard below, mirror over, light and shaver socket. Recently refitted double width shower cubicle with shower over, glass sliding doors, large grab handle, low level wc and emergency alarm button.



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### The Double Bedroom

3.4m (11'2) x 2.62m (8'7)

With coving to ceiling, white upvc double glazed window overlooking the rear garden, electric panel heater, alarm pull cord, built-in double wardrobes which are mirror fronted with shelf and hanging rail, fitted carpet and telephone point.



### OUTSIDE:

#### Communal Garden

The Watkins Court development is set in beautifully landscaped gardens to the rear and side and a small patio area to the front.

#### Parking

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

### TENURE

The property is understood to have the remainder of a 125 year Lease which commenced in 2003 (to be confirmed).

### SERVICE CHARGES & GROUND RENT

It is understood that the half yearly service charges are £1,512.97 (subject to confirmation) which is charged in respect of the costs incurred for the scheme manager, water rates, building insurance, maintenance of the structure and common areas, heating, lighting and cleaning of common areas, lift maintenance, alarm call system and funding for future expenditure. It is also understood that the half yearly ground rent is in the sum of £182.50 (subject to confirmation). The prospective purchaser is advised to confirm these charges.

There is a house manager and care line call system installed with emergency assistance available 24 hours a day, 365 days a year.

### 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.

### COUNCIL TAX BAND B

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### DIRECTIONAL NOTE

The most direct vehicular route is, from the agents offices, to proceed along King Street and enter St Nicholas Street. Pass over the traffic lights into Barton Road and turn immediately right, beyond St Nicholas Church, into Friars Street. Continue along Friars Street and enter Old Mill Close on the left hand side where Watkins Court will be found.



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

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA, Jenny A Thomas or Antony J 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) or [www.onthemarket.com](http://www.onthemarket.com).

21st July 2023  
ID36783

### ENERGY PERFORMANCE CERTIFICATE

## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

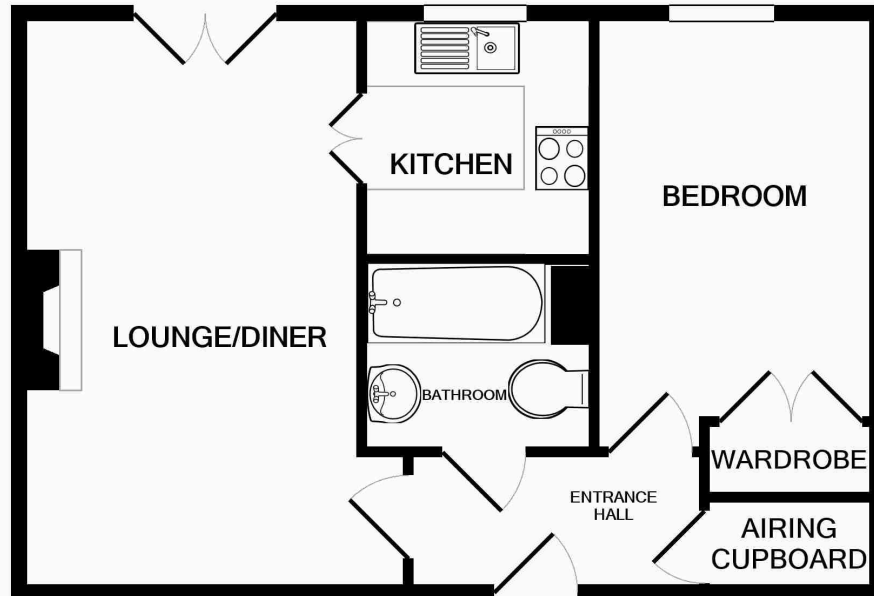
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



TOTAL APPROX. FLOOR AREA 455 SQ.FT. (42.3 SQ.M.)

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