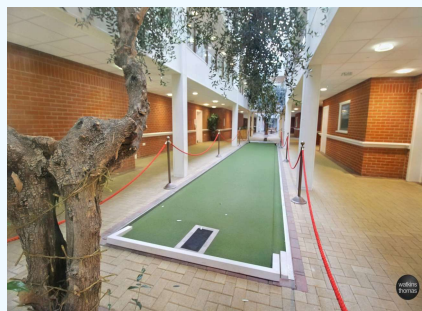




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



**105 Renton Avenue, The Rose Garden, Ledbury Road, Hereford, HR1
2TR**

'Occupying a first floor position in the prestigious Rose Garden development, an apartment with balcony which offers well appointed two bedroom accommodation'

NEW INSTRUCTION

£190,000 (for a 75% share Leasehold)

Residential Sales and Lettings

105 Renton Avenue, The Rose Garden, Ledbury Road, Hereford, HR1 2TR

LOCATION

The Rose Garden is a prestigious development located just to the east of the city centre, off Ledbury Road. The development comprises a modern purpose built and visionary scheme of apartments which has resulted in the provision of an exceptional retirement village. On site there is a restaurant/bistro and bar, cafe, library, shop, computer suite, hair and beauty room, woodwork room and arts and crafts room.

The scheme has been created to accept those from 55 years of age with facilities to help those who are active through to those who require varying degrees of care 24 hours a day/7 days a week. The entrance to the development is controlled and the accommodation suits those who are looking for convenience of location, safety and security, community and a good quality and facilitated environment.

DESCRIPTION

105 Renton Avenue is a first floor apartment with a balcony from which views are enjoyed to the west over allotments. The development is approached through a communal entrance door and there is both a stairway and lift access to the first floor off which is located:

THE SELF CONTAINED ACCOMMODATION OF NUMBER 105:

ON THE FIRST FLOOR:

Entrance Hall

With coved ceiling, wall mounted heater, smoke alarm, storage cupboard and doors to the kitchen, sitting room, bedrooms and wet room.

Kitchen

3.45m (11'4) x 3.28m (10'9)

With front aspect double glazed window. A range of units comprising a stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, integrated electric oven with hob and cooker hood over, wall mounted heater, extractor fan, spot lights and tiled flooring.



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Sitting Room

4.67m (15'4) x 3.48m (11'5)

With rear aspect double glazed window and glazed door leading to the decked balcony, television point, wall mounted heater, thermostat for central heating, telephone point, two wall lights and coved ceiling.



Bedroom 1

4.27m (14'0) x 2.87m (9'5)

With rear aspect double glazed window with view across the allotments, wall mounted heater and built-in wardrobe.

Bedroom 2

3.02m (9'11) x 2.34m (7'8)

With rear aspect double glazed window, wall mounted heater, view across the allotments and coved ceiling.



Bathroom

2.87m (9'5) x 2.64m (8'8)

With low flush wc, pedestal mounted wash hand basin, wall mounted shower, fully tiled wall surrounds, side aspect double glazed window, wall mounted heater and drain well for the shower.



OUTSIDE:

Parking

There are communal car parking facilities.

Garden

Surrounding the property are well tended communal garden areas.

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TENURE

It is understood that the property is held on a 125 year lease which commenced in September 2008 (subject to confirmation)

SERVICE CHARGE & AMENITY CHARGE

It is understood that the current monthly service charge is £661.00 per month (as at January 2024) which covers the communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges and utility charges for individual apartments and activity charges (subject to confirmation)

The rental figure is £262 per calendar month.

AGENTS NOTE

To appreciate the outstanding facilities this development has to offer any prospective buyers are urged to make an appointment to view.

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.

Additional Facilities

It is understood that there is a shared storage facility and two guest suites.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Pass the garage on the left and take the next left turn into The Rose Gardens.

FOR FURTHER INFORMATION

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

26th January 2024

ID37574

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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	82 B	82 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.

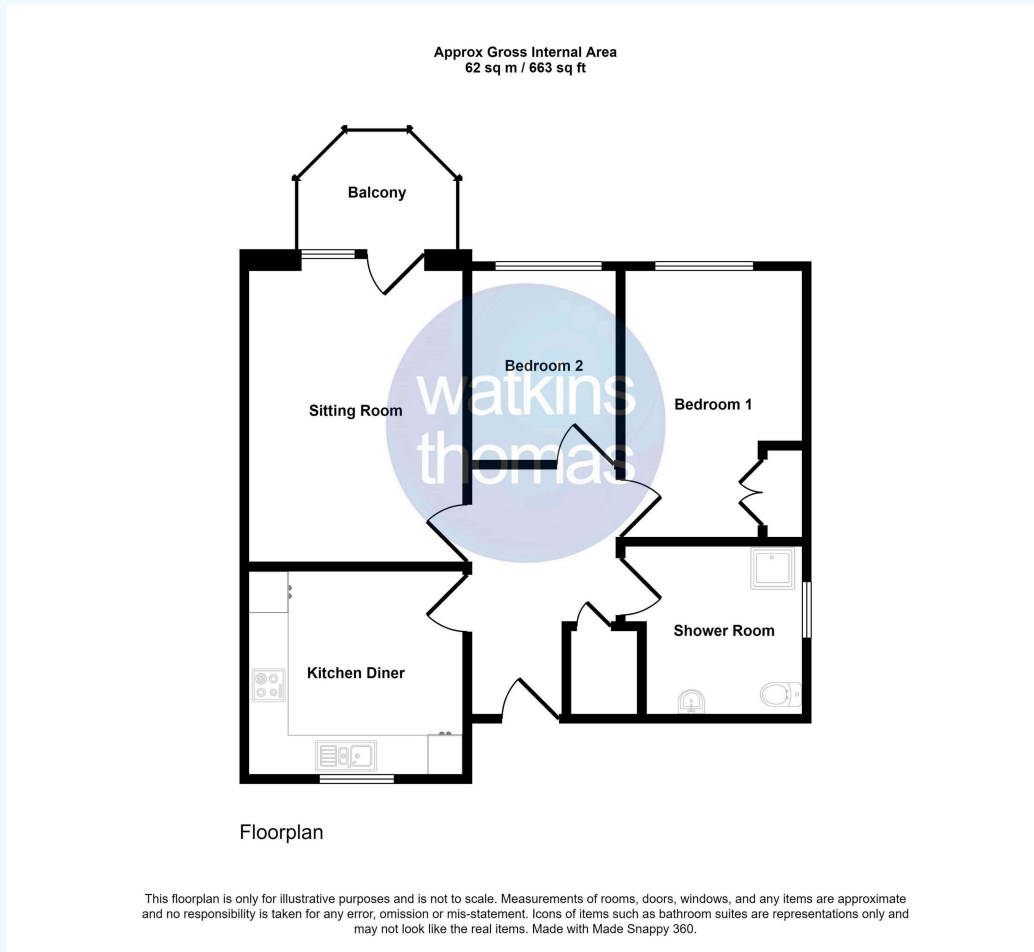
For properties in England and Wales:

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

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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.



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