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10 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

'A well presented, spacious one bedroom ground floor apartment with use of its own private patio area'

NO ONWARD CHAIN

£124,500 (Leasehold)

Residential Sales and Lettings

10 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

LOCATION

Watkins Court comprises a purpose built development of retirement properties which are set within beautifully 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 educational establishments and both bus and railway stations.

DESCRIPTION

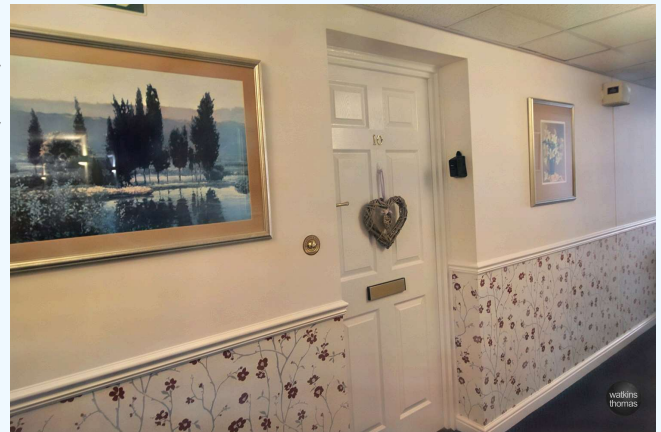
10 Watkins Court is a well presented and spacious ground floor apartment with its own patio area along with beautifully landscaped communal gardens. The property has the benefit of double glazing, electric heating and communal facilities. The accommodation comprises entrance hall with boiler cupboard off, large double bedroom, shower room, sitting/dining room with French door to patio area and fitted kitchen. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Secure entry door giving access to the site managers office, communal lounge, kitchen, laundry, bin store wc and guest suite. A corridor then leads to the SELF CONTAINED ACCOMMODATION OF APARTMENT 10:

Entrance Hall

With coving to ceiling, alarm system, alarm pull cord, electricity meter cupboard, smoke alarm, door to boiler cupboard with Pulsac Coil hot water tank, electricity fuse board and storage shelving. Doors to bedroom, shower room and door to:



Sitting/Dining Room

6.1m (20'0) x 3.35m (11') (maximum)

With double glazed French door and full height double glazed window opening to private patio area, coving to ceiling, wood effect fire surround with electric pebble effect fire, electric heater, television point, telephone point and alarm pull cord.



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Kitchen

2.74m (9'0) x 1.73m (5'8)

With double glazed window to the side, coving to ceiling, fitted base cupboard and drawer units with matching wall cupboard and working surface over, tiled surrounds, alarm pull cord, a pair of glazed doors to the sitting/dining area, dimplex wall heater and vinyl flooring.

Double Bedroom

4.62m (15'2) x 2.64m (8'8) (maximum)

With double glazed window to the front, coving to ceiling, electric heater, alarm pull cord, double television point, telephone point and a pair of double mirror fronted wardrobe cupboards with hanging rails and storage shelving.



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Shower Room

1.83m (6'0) x 1.78m (5'10) (maximum)

Having double shower cubicle with sliding doors with rainwater shower head and separate hand held shower head, grab rail, part tiled and part shower boarded walls, dimplex electric heater, extractor fan, low level wc with useful support bars, vanity wash hand basin with built in double drawer unit, mirror over with light and shaver socket, heated towel rail and vinyl flooring.



OUTSIDE:

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

Number 10 has the use of its own private 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 CHARGE & 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.

VIEWING

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

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 where Watkins Court will be found on the right hand side.

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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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, www.rightmove.co.uk or www.onthemarket.com.

16th February 2024

ID37810

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is being prepared in respect of this property and the results are will be available shortly.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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.

