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

'A prestigious development of 54 apartments. A well presented two bedroom/two bathroom apartment all set within beautifully landscaped gardens with parking facilities, lift and stairs to all floors with a vibrant community atmosphere'

£167,500 (Leasehold)

Residential Sales and Lettings

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

LOCATION

Watkins Court comprises a purpose built development of apartments which are set within landscaped gardens. The development is located just off Friar 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 door entry system which opens to the shared residents' lounge. There is also a shared kitchen facility, laundry room, bin store and guest suite which can be utilised by visiting family members at a small cost.

DESCRIPTION

54 Watkins Court is a well presented third floor apartment overlooking Friar Street with the view of the church and hills beyond. The property has the benefit of electric heating and double glazing. The accommodation includes entrance hall, living room, dining room, fitted kitchen, bathroom, two good sized double bedrooms with en-suite to the master bedroom. The property is provided with numerous emergency alarm cords together with raised power points and lowered light switches and is intended for occupation of 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 third floor.

ON THE THIRD FLOOR:

THE SELF CONTAINED ACCOMMODATION OF APARTMENT 54:

Entrance Hall

With night storage heater, coved ceiling, smoke alarm, doors to the bathroom, bedrooms, sitting room/dining room and airing cupboard.

Sitting Room/Dining Room

6.22m (20'5) (maximum) x 4.19m (13'9) (maximum)

An L-shaped room.



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Sitting Area

With front aspect double glazed window enjoying the view beyond the church to hills in the distance. Wall mounted electric fire with decorative surround, television point, wall mounted night storage heater and coved ceiling.

Dining Area

With space for dining table, coved ceiling and double doors to the kitchen.

Kitchen

2.62m (8'7) x 2.34m (7'8)

With side aspect double glazed window, a range of units comprising stainless steel sink drainer unit, tiled splash backs, base units under with matching wall units. Integrated electric oven and hob with cooker hood over, space for under counter fridge and freezer, coved ceiling, dimplex electric heater and vinyl flooring. The fridge and freezer are to be included within the sale.



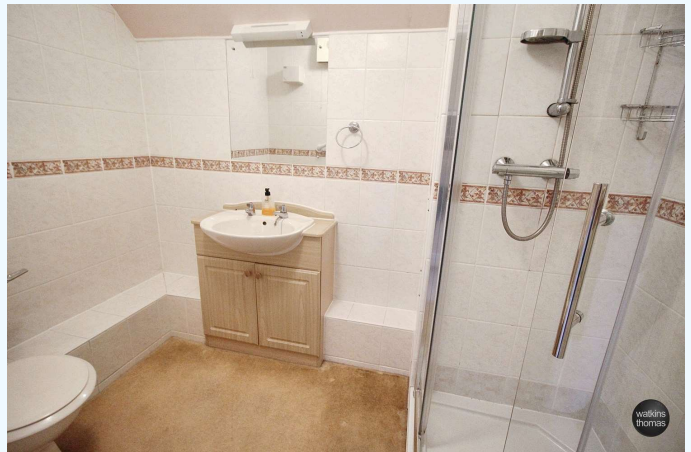
Bedroom 1

4.27m (14'0) x 3.05m (10') (maximum)

With inner hallway giving access to the en-suite shower room and to the bedroom with front aspect double glazed window with view across to the church and hills in the distance, coved ceiling, built-in double wardrobe with glass fronted doors, telephone point and wall mounted night storage heater. Please note that there is reduced head height to one section of the room.

En-Suite Shower Room

With shower cubicle, thermostatically controlled shower, vanity wash hand basin, low flush wc, extractor fan, dimplex heater, wall mounted electric heated towel rail and fully tiled wall surround.



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

Bedroom 2

4.19m (13'9) (maximum) x 2.67m (8'9)

With front aspect double glazed window, built-in double wardrobe, wall mounted electric heater, coved ceiling and wall light.

Bathroom

2.13m (7'0) x 1.7m (5'7)

With suite comprising panel enclosed bath with thermostatically controlled shower over, vanity wash hand basin, low flush wc, coved ceiling, extractor fan, dimplex electric heater, wall mounted electric towel rail, vinyl flooring and fully tiled wall surround. There is bath/lift access chair to be included within the sale.



OUTSIDE:



Communal Gardens

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 to the rear.

TENURE

It is understood that the property has the remainder of a 125 year lease which commenced in 2003 (to be confirmed).

SERVICE CHARGE & GROUND RENT

It is understood that the service charge is £2,273.29 (due every March and September) and ground rent of £212.50 is due every February and July. 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.

Agents Note

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

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COUNCIL TAX BAND C

Payable to Herefordshire Council

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.

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 office 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 Friar Street. Continue along Friar Street and enter Old Mill Close on the left hand side where Watkins Court will be found.

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

22nd July 2024

ID38839

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.

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.