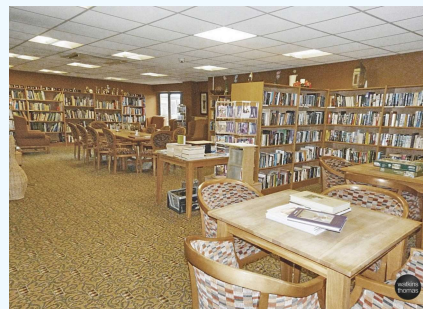
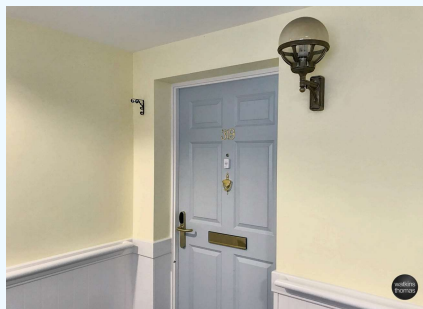




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319 Dinedor View, The Rose Garden, Ledbury Road, Hereford, HR1 2TR

'A very well presented one bedroom apartment with views to the hills in the distance and balcony'

£85,000.00 (Leasehold)

Residential Sales and Lettings

319 Dinedor View, 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

319 Dinedor View is a third floor apartment with a balcony from which views are enjoyed to the south. The development is approached through a communal entrance door and there is both a stairway and lift access to the third floor off which is located:

ON THE THIRD FLOOR:

SELF CONTAINED ACCOMMODATION OF NUMBER 319 which comprises:

Entrance Hall

2.41m (7'11) x 2.13m (7')

With coving to ceiling, storage cupboard with shelving and coat hooks, alarm pull cord, entry system for the main doors and doors to wet room, bedroom, sitting room and:

Kitchen

3.15m (10'4) x 2.21m (7'3)

Window to the corridor with fitted blind, sunken ceiling lights, extractor fan, alarm pull cord, fitted base cupboard and drawer units with working surface over, matching wall units, tiled splash backs, stainless steel sink unit with drainer and mixer tap, electric four ring hob, built-in electric oven, integrated fridge freezer, integrated washing machine and integrated dishwasher. Tiled floor and emergency lighting.



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Sitting Room

4.47m (14'8) x 3.58m (11'9)

Coving to ceiling, two wall light points, two central pendant lights, emergency lighting, pull cord, decorative fire surround with electric fire and hearth, emergency pull cord, electric heater with thermostat, telephone points, television points and double glazed French door with adjacent full height double glazed non opening window to the BALCONY which is decked and has glass and metal surround.



Bedroom 1

4.11m (13'6) x 3.53m (11'7)

A good size room having south facing double glazed window, coved ceiling, emergency pull cord, electric heater with thermostat, telephone point, television point and double wardrobe cupboard with hanging rail and storage shelving.

Wet Room

2.54m (8'4) x 2.34m (7'8)

Having non slip flooring, fully tiled walls, emergency lighting, sunken ceiling lights, fitted grab rails, electric heater with thermostat, extractor fan, emergency pull cord, low level wc, wash hand basin with mirror fronted cabinet over, towell rail, shaver point and two way door.



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OUTSIDE:

Parking

There are communal car parking facilities.

Garden

Surrounding the property are well tended communal garden areas.



TENURE

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

SERVICE CHARGE & RENT

It is understood that the current monthly service charge is £661.05 per month (as at October 2024) which covers the communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges and utility charges (electricity & water) for individual apartments and activity charges (subject to confirmation)

The rental figure is £498.13 per calendar month.

COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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

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 hand turn into The Rose Garden.

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.

16th October 2024

ID39418

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 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	80 C	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.

