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**211 Eign Brook Court, The Rose Garden, Ledbury Road, Hereford, HR1  
2TR**

*'A well presented second floor apartment with French door having Juliette balcony enjoying the outlook over the allotments'*

**£250,000 (Leasehold)**

# 211 Eign Brook Court, The Rose Garden, Ledbury Road, Hereford, HR1 2TR

## LOCATION

The Rose Garden is located just off Ledbury Road to the east of the city of Hereford with its shopping, leisure and recreational facilities. The scheme is visionary and comprises a modern purpose built development of apartments which has resulted in the provision of a retirement village within the city. On site there are a range of amenities including a restaurant, coffee shop and bar, large library, theatre room/hall, convenience store, computer suite, woodworking room, arts and crafts room, greenhouse and hair and beauty salon. The scheme has been developed to accept those over the age of 55 and with the facilities to assist those who are active through to those requiring care. The entrance to the development is controlled and the apartments benefit from emergency lighting in each room should there be a power cut with are fed by generators. There are two guest suite facilities which residents are able to book for family and friends, for a reasonable fee. The accommodation suits those who are looking for convenience of location, safety and security, a good quality build and a well facilitated environment.

## DESCRIPTION

211 Eign Brook Court is a second floor two bedroom apartment approached via a lift or stairs. The property comprises an entrance hall with walk-in cupboard, fitted kitchen/breakfast room, sitting room with French door having view to the allotments at the rear, two bedrooms and a wet room. In more detail the accommodation comprises:

Drive around the first block to the parking area at the rear and enter through the double doors where the lift is found immediately on the left hand side with the stairs running alongside.



## ON THE SECOND FLOOR:

A private entrance door leads to APARTMENT 211.

### Reception Hall

3.91m (12'10) (maximum) x 2.39m (7'10) (maximum)

With coved ceiling, radiator with thermostat, large storage cupboard with coat hooks and shelving, emergency pull cord, built-in alarm system and doors to the bedrooms, wet room, sitting room and kitchen/breakfast room.

### Kitchen/Breakfast Room

3.48m (11'5) x 3.28m (10'9)

With a double glazed window with blind, inset spot lights, a range of base cupboard and wall units with working surfaces over, tiled surrounds and matching eye level cabinets. Stainless steel single drainer sink unit with mixer tap, integrated electric oven, four ring electric hob, integrated fridge and freezer units, integrated washing machine and dishwasher. Wall mounted radiator with thermostat, emergency pull cord, extractor fan and tiled flooring.

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### Sitting Room

4.65m (15'3) x 3.45m (11'4)

With double glazed French door having Juliette balcony with a wonderful outlook over the allotments. Electric coal effect fire, coved ceiling, emergency pull cord, ceiling and wall light points, telephone point, television point and radiator with thermostat.



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### Bedroom 1

4.14m (13'7) (maximum) x 2.87m (9'5) (maximum)

With a double glazed window to the rear again enjoying the view over the allotments, coved ceiling, emergency alarm pull cord, radiator with thermostat, double wardrobe with hanging rail and storage shelving, television point and telephone point.

### Bedroom 2

3.02m (9'11) x 2.36m (7'9)

Double glazed window with outlook to the rear over the allotments, coved ceiling, television point, telephone point, radiator with thermostat and emergency alarm pull cord.



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### Wet Room

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

Fully tiled walls with wall mounted shower unit with shower well drain, shower rail with curtains and having grab rail. Low level wc, pedestal wash hand basin with mixer tap, extractor unit, inset spot lights, radiator with thermostat, mirror fronted cabinet and non slip flooring.



### TENURE

It is understood that the property is held on a 125 year lease which commenced in September 2008.

### SERVICE CHARGE

It is understood that the current monthly service charge (including a peppercorn ground rent) is in the sum of £661.05 per calendar month. This covers all of the communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges and utility charges for individual apartments.

### FACILITIES

It is understood that there is a shared storage facility, guest suite facility, large library suite, arts and craft room, woodwork room, theatre room/hall, on site shop, restaurant, coffee shop and bar, convenience store and many activities taking place on a daily basis to get involved with if you wish. To appreciate the outstanding facilities that this development offers the agents would be delighted to make an appointment for prospective buyers to view.

### OUTSIDE:

Surrounding the property are communal parking and garden facilities.

### 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, gas, 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 turn into The Rose Gardens where the main entrance will be identified on the left hand side.

### FOR FURTHER INFORMATION

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

27th November 2024

ID39364

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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.

## 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.

