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

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

£120,000 (Leasehold)

Residential Sales and Lettings

1 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

1 Watkins Court is a well presented ground floor apartment with its own west facing 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, double bedroom, shower room, sitting/dining room with French door to patio area and fitted kitchen. In more detail the accommodation comprises:

Main Secure Entry Door

Giving access to the site managers office, communal lounge, kitchen, laundry, bin store wc and guest suite. A short distance a door then leads to the SELF CONTAINED ACCOMMODATION OF APARTMENT 1:

Entrance Hall

2.34m (7'8) x 2.13m (7') (irregular shape)

With coving to ceiling, alarm system, alarm pull cord, control box for secure entry to front door, electricity meter cupboard, smoke alarm, door to boiler cupboard with Pulsa Coil hot water tank, electricity fuse board and storage shelving. Doors to bedroom, shower room and door to:

Sitting Room/Dining Room

6.02m (19'9) (maximum) x 3.25m (10'8)

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



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Kitchen

2.16m (7'1) x 2.44m (8')

With west facing double glazed window with fitted blind, coving to ceiling, fitted base cupboard and drawer units with matching wall cupboards and working surface over, tiled surrounds, built-in electric oven, four ring ceramic hob with extractor hood over, single drainer stainless steel sink unit, fridge and freezer units, alarm pull cord, a pair of glazed doors to the sitting/dining area, dimplex wall heater and vinyl flooring.



Double Bedroom

4.9m (16'1) (maximum) x 2.74m (9') (maximum)

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

Shower Room

2.08m (6'10) x 1.78m (5'10)

Having double shower cubicle with sliding doors with shower, grab rails, part tiled and part shower boarded walls, alarm call button, dimplex electric heater, extractor fan, low level wc, fitted double mirror fronted wall cupboard, vanity wash hand basin with built in double cupboard below, mirror over with light and shaver socket, heated towel rail and vinyl flooring.



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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 1 has the use of its own private west facing patio area.



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 £1,085.02 (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.

COUNCIL TAX BAND B

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.

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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.

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.

17th January 2025

ID39544

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.

