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### 7 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

*'A ground floor retirement apartment set in an exclusive development with outlook and doors opening directly onto the landscaped garden'*

**£120,000 (Leasehold)**

Residential Sales and Lettings



## 7 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

### LOCATION

Watkins Court is a retirement development designed for independent living with the security of a 24 hour care line all set in beautifully landscaped gardens just off Friar Street and to the west of central Hereford with its facilities and both bus and railway stations. The local Zipper bus passes through Friar Street for ease of access to the City Centre.

### DESCRIPTION

Watkins Court is a select community set in landscaped gardens. It has a residents lounge and security is enhanced through there being a camera entry system, a controlled entry door, a house manager and there is a Care Line system installed with help being at hand twenty four hours a day three hundred and sixty five days a year. Watkins Court is designed for independent living with a vibrant social events scene mainly within the communal lounge.

7 Watkins Court occupies a ground floor position and offers well planned accommodation with raised power points and lowered light switches. It has electric heating and double glazing together with a private door which opens to its own patio area which leads to the beautifully landscaped communal garden area.

### ON THE GROUND FLOOR:

#### Main Secure Entry Door

Giving access to the site managers office, communal lounge, kitchen, laundry, bin store wc and guest suite. Along the corridor a door then leads to the SELF CONTAINED ACCOMMODATION OF APARTMENT 7:

#### Entrance Hall

2.72m (8'11) x 1.24m (4'1)

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

5.33m (17'6) x 3.1m (10'2)

With double glazed French door and full height double glazed window opening to patio area leading to the beautifully landscaped gardens. 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

2.18m (7'2) x 2.21m (7'3)

With double glazed window with fitted blind overlooking the garden area, coving to ceiling, fitted base cupboard and drawer units with matching wall cupboards and working surface over, tiled surrounds, built-in Belling electric oven, Belling 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

3.76m (12'4) (plus door recess) x 2.67m (8'9)

With double glazed window overlooking the garden having a lockable fitted metal shutter, 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

2.11m (6'11) x 1.73m (5'8)

Having double shower cubicle with sliding doors with shower, grab rails, tiled walls, alarm call button, dimplex electric heater, extractor fan, low level wc, 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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### Communal Facilities



### OUTSIDE:



### Gardens

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

Number 7 has the use of its own private patio area leading straight off the sitting room directly into the landscaped garden area.

### Parking

There are communal parking facilities with a small car park at the front and a large car park at the rear.

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### 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.

### 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.

### 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

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, Jenny A 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).

**4th March 2025**

ID39915

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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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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

### 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.