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**221 Cathedral Road, The Rose Garden, Ledbury Road, Hereford, HR1
2TR**

'Set within the prestigious Rose Garden community a purpose built development which offers a wealth of amenities and facilities, a well proportioned second floor one bedroom apartment with private balcony'

£125,000 for a 75% share (Leasehold)

221 Cathedral Road, The Rose Garden, Ledbury Road, Hereford, HR1 2TR

LOCATION

The Rose Garden is located just to the East of the City of Hereford just off Ledbury Road. The scheme is visionary and comprises a purpose built modern 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 restaurant and bar, library, shop, computer suite and a hair salon. There is also a greenhouse, arts and crafts studio and woodwork room.

The scheme has been developed to accept those over the age of 55 years with facilities to assist those who are active through to those requiring care. The entrance is controlled to the development and the accommodation suits those who are looking for convenience of location, safety and security, a good quality build and a well facilitated environment.

DESCRIPTION

221 Cathedral Road is a second floor one bedroom apartment which has been re-decorated throughout and has stairway and lift access. It is approached through a communal entrance door and ground floor reception areas. There is a second floor landing and the self contained accommodation of 221 Cathedral Close comprises:

ON THE GROUND FLOOR:

Main Reception

With a secure entry door leading to the reception area, bistro, bar, shop and other facilities and then secure double doors lead through to the lift and stairs access.

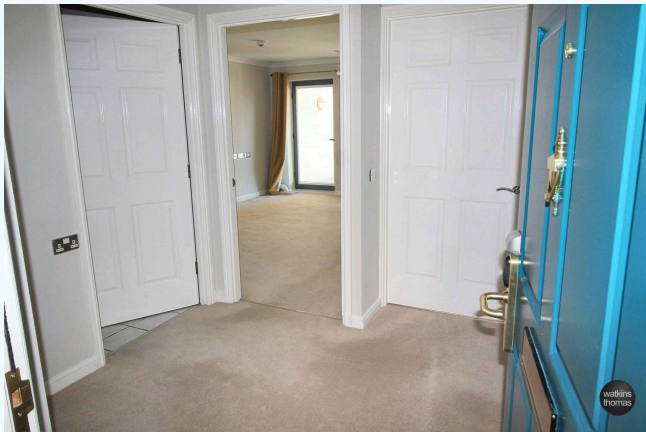
ON THE SECOND FLOOR:

With access to the SELF CONTAINED ACCOMMODATION OF APARTMENT 221:

Spacious Reception Hall

2.59m (8'6") x 2.29m (7'6") (widening to 8'9")

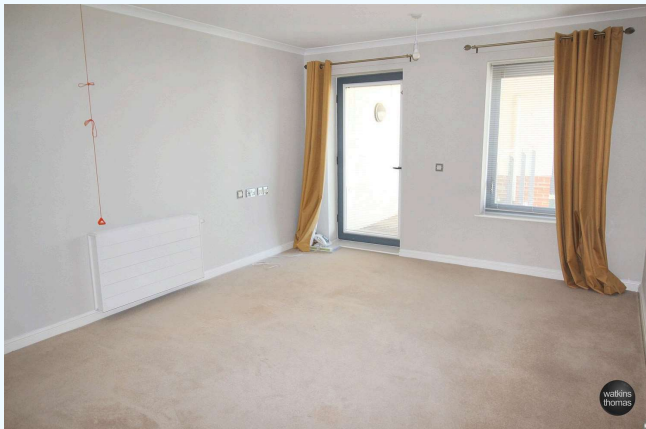
With coved ceiling, emergency alarm pull cord, raised power points and lowered light points and with panel style doors opening to the sitting room, kitchen/breakfast room, double bedroom, shower room and a WALK-IN STORAGE CUPBOARD (3'10" x 3'2") with hat and coat hooks, safe and shelving.



Living Room

4.72m (15'6") x 3.58m (11'9")

With a double glazed window overlooking shared amenity areas and with coved ceiling, wall light points, raised power points and lowered light points, emergency alarm pull cord and with a wall mounted radiator unit. Television point and telephone point. A French door then leads to:



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The Private Balcony

4.45m (14'7) x 1.73m (5'8)

With glass panels, decked flooring, steel frame and hand rail over. Electric light.



Kitchen/Breakfast Room

3.28m (10'9) x 2.34m (7'8)

With a double glazed window to the internal landing and walkway and with an extractor unit, two lines of sunken ceiling lights, fitted wood grain effect base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Single drainer stainless steel sink unit with mixer tap, four ring electric hob with cooker hood over, eye level electric oven, built-in fridge and freezer units and integrated dishwasher and washing machine. Ceramic floor tiles.



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Double Bedroom

4.34m (14'3) x 3.96m (13')

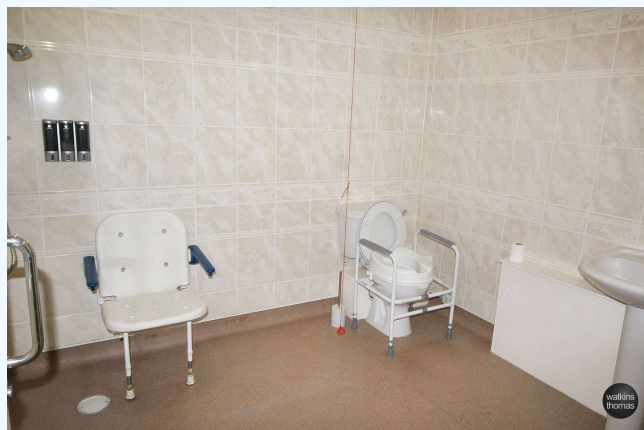
With a double glazed window with venetian blind overlooking communal areas, coving to ceiling, wall mounted radiator, raised power points and lowered light points, emergency alarm pull cord and with a pair of panel style doors to a double wardrobe area with hanging rail.



Wet Room

2.64m (8'8) x 2.46m (8'1)

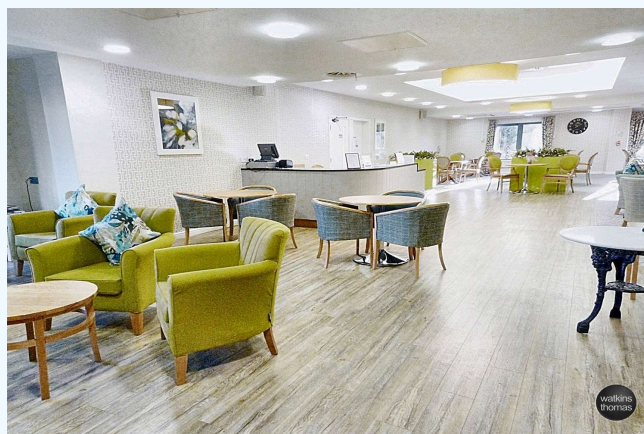
With tiled walls, waterproof flooring, shower well and a wall mounted electric shower unit, pedestal wash basin with mixer tap and low level wc. Extractor unit, sunken ceiling lights and wall mounted radiator unit.



OUTSIDE:

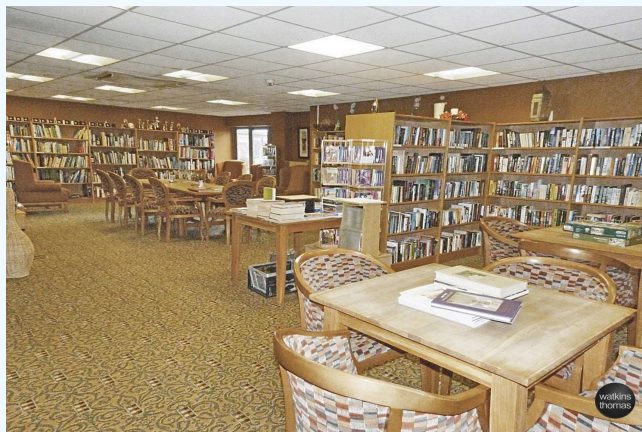
There are communal parking facilities.

Communal well tended garden areas surround the property.



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TENURE

It is understood that the property is currently held on a 125 year lease which commenced on the 1st September 2008 (subject to confirmation). We understand that on the sale of the property the existing lease will be surrendered and a new one will be granted.

SERVICE CHARGE & AMENITY CHARGE

It is understood that the current monthly service charges are in the sum of £661.05 as at October 2024 (subject to confirmation). This covers communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges, amenity and utility charges.

It is understood that the current monthly rent payable on the remaining 25% share of the property is £233.48 (subject to confirmation)

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

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.

ID / Date

ID40199

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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 | 84 B | 84 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.

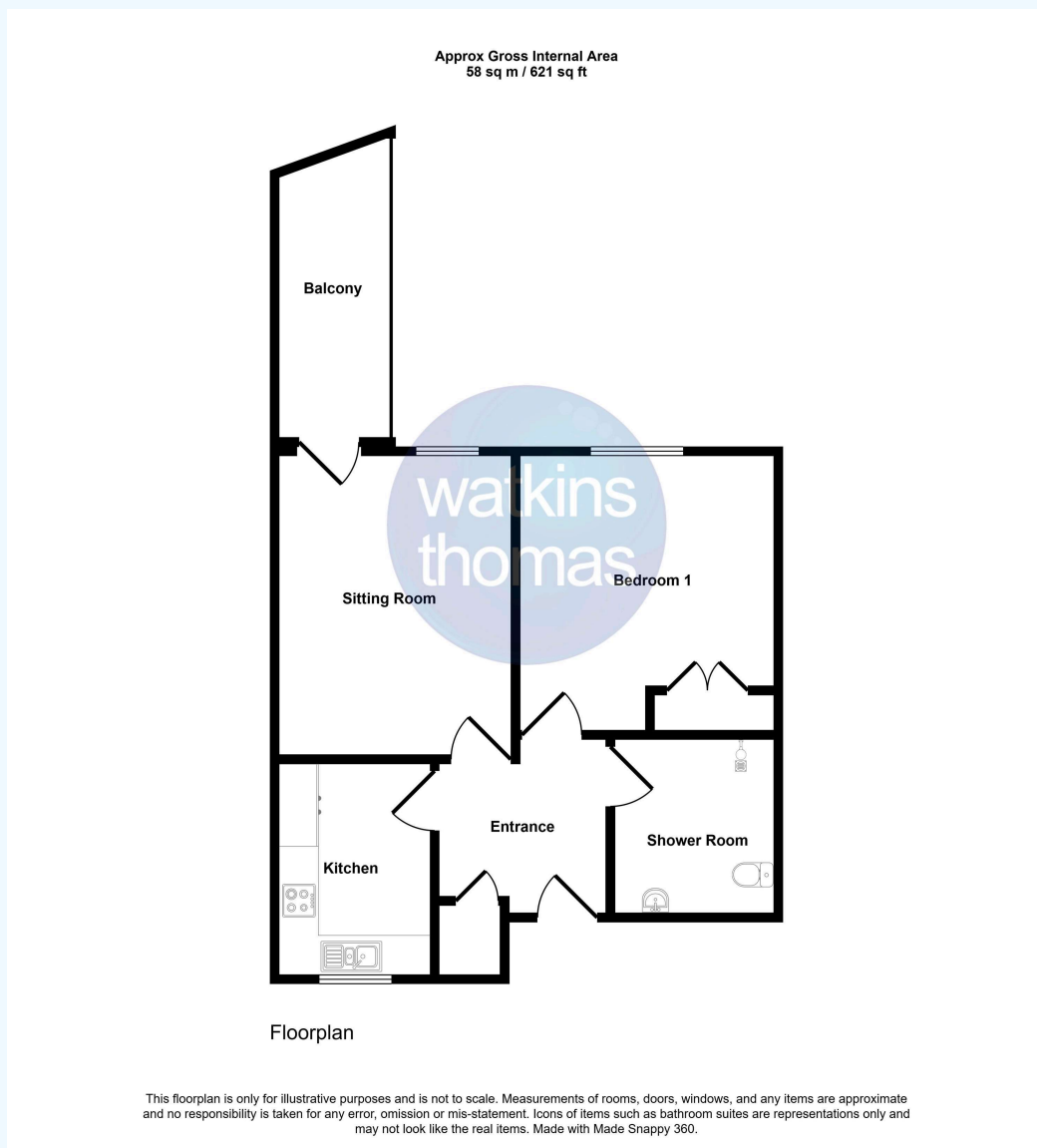
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.



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