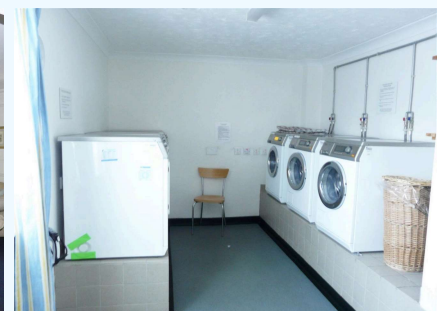




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46 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

"46 Watkins Court is a well presented purpose built retirement apartment situated in an exclusive development which enjoys a community atmosphere in a convenient location to the west of the city centre".

£114,500 (Leasehold)

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

LOCATION

Watkins Court is a community of retirement properties set in landscaped gardens just off Friar Street and to the west of central Hereford. Hereford offers a range of shopping, leisure and recreational facilities together with bus and railway stations. The new Zipper bus service passes along Friar Street for ease of access to Hereford City.

DESCRIPTION

The development is a scheme of 53 retirement properties set in landscaped communal gardens. Watkins Court benefits from a residents' lounge, camera entry system with a controlled entry door and further features include a house manager, guest suite and laundry room. There is lift access to each floor together with two staircases. Number 46 Watkins Court occupies a westerly facing aspect with Juliette balcony from the living area. The apartment in more detail comprises:

ON THE GROUND FLOOR:

A controlled entrance lobby gives access to the House Manager's Office, communal lounge, laundry, guest suite, communal kitchen area and leads to the corridors, stairs & lifts that serve the apartments.

ON THE SECOND FLOOR:

Door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 46:

Entrance Hall

With coved ceiling, emergency alarm pull cord, alarm box, controlled door entry system and door to BOILER CUPBOARD with Palsa Coil hot water boiler (replaced in 2014), electricity fuse board and slatted shelving. Doors to bathroom, bedroom and:

The Living/Dining Room

5.44m (17'10") x 3.38m (11'1")

With a pair of double glazed doors (fitted with venetian blinds) opening onto a Juliet balcony with west facing view across the car park and gardens to the school play ground in the distance. Coved ceiling, night storage heater, television aerial socket, telephone point, television extension cable, raised power points and lowered light switches, emergency pull cord and a pair of glazed doors leading to:



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Kitchen

2.72m (8'11") x 1.73m (5'8")

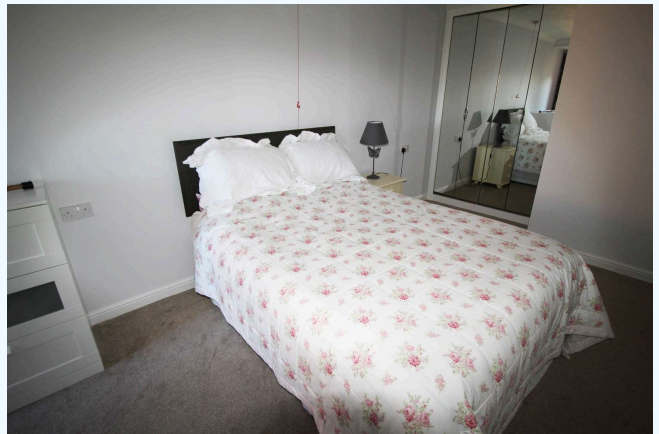
With a double glazed window with fitted roller blind, coved ceiling, fitted base cupboard and drawer units, roll edged working surface over and matching eye level cabinets. Electrolux oven, Electrolux four ring electric hob, single drainer stainless steel sink unit, wall mounted electric heater, emergency alarm pull cord and newly fitted vinyl flooring. Space for fridge and freezer units.



Double Bedroom

2.62m (8'7") x 4.14m (13'7") (18'6" maximum into window area)

With double glazed window, night storage heater, coved ceiling, emergency pull cord, door recess and recessed double wardrobe cupboard with folding mirror fronted doors with hanging rail and shelving together with a further tall double wardrobe with mirror fronted doors, hanging rail and shelving. Telephone point and television point.



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Bathroom

2.06m (6'9) x 1.7m (5'7)

With fully tiled walls and fitted vinyl flooring. Suite comprising bath with shower over and emergency button, glass screen and grab rail, low level wc and vanity wash basin with cupboards below. Coved ceiling, fitted mirror, electric light with shaver point, extractor fan, wall mounted electric heater and heated towel rail.



OUTSIDE:

Communal Parking Facilities

There is a small car park to the front and a large car park to the rear offering ample parking facilities.

Communal Garden

The beautifully landscaped gardens surround the property and offer plenty of opportunity to relax and enjoy the peaceful surroundings.



TENURE

The property is held on a leasehold basis for the remainder of a 125 year lease which the agent's understand commenced in 2003 (subject to confirmation).

SERVICE CHARGES & GROUND RENT

It is understood that the half yearly service charge is in the sum of £1,512.97 (to be confirmed) which is charged in respect of costs incurred for the Scheme Manager, water rates, buildings insurance, maintenance of the structure and common areas, heating, lighting and cleaning of common areas, lift maintenance, the alarm call system and funding for future expenditure. It is understood that the ground rent is charged half yearly at a figure of £182.50 (to be confirmed).

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 best vehicular route is to proceed from King Street into St Nicholas Street, pass over the traffic lights into Barton Road and turn right immediately beyond St Nicholas Church into Friar Street. Continue along Friar Street and enter Old Mill Close on the left hand side and The Watkins Court Development will be located on the right.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

13th March 2025

ID39985

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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