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### **16 Watkins Court, Old Mill Close, Hereford, HR4 0AQ**

*'Set in an exclusive retirement development with vibrant community atmosphere a purpose built ground floor retirement apartment offering two double bedrooms with a sunny southerly aspect'.*

**£147,500 (Leasehold)**

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

### LOCATION

Watkins Court is a community of retirement properties set in 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.

### DESCRIPTION

16 Watkins Court is a spacious ground floor property which has double glazed windows and a casement French door opening to the patio area. The accommodation includes reception hall, living room, fitted kitchen, two double bedrooms, bathroom, useful storage cupboard and airing cupboard all with electric heating. The property is provided with numerous emergency alarm cords, there are raised power points and lowered light switches and in more detail the accommodation comprises

### ON THE GROUND FLOOR:

Secure entry door giving access to the site managers office, communal lounge, kitchen, laundry, bin store wc and guest suite. A corridor then leads to the SELF CONTAINED ACCOMMODATION OF APARTMENT 16:

#### Entrance Hall

4.93m (16'2) x .99m (3'3)

With coved ceiling, electric heater, panel style doors to the sitting room, bedrooms, bathroom and DEEP BOILER CUPBOARD with Pulsacoil boiler and further STORAGE CUPBOARD.

#### Living Room

5.36m (17'7) x 3.35m (11'0) (maximum)

With coved ceiling and double glazed door and adjacent windows opening to the patio area. Telephone point, television point, alarm pull cord, electric and glazed panelled doors to



#### Kitchen

2.18m (7'2) x 1.7m (5'7)

With double glazed window to the front, stainless steel sink unit and range of fitted base cupboard units with working surfaces over, tiled surrounds and matching eye level cabinets. Electric hob with cooker hood over, built-in eye level electric oven, recess for fridge and freezer and plumbing for dishwasher. Coved ceiling, wall mounted electric heater and alarm pull cord.



#### Bedroom 1

5.33m (17'6) x 2.82m (9'3)

With double glazed window, electric heater, coved ceiling, a double mirror fronted wardrobe cupboard provided with hanging rail and storage shelving. Telephone and television points and alarm pull cord.



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### Bedroom 2

3.33m (10'11) (plus door recess) x 3.2m (10'6) (maximum)

With double glazed window to the front, coved ceiling, electric heater and alarm pull cord.



### Shower Room

2.08m (6'10) x 1.7m (5'7) (maximum)

With tiled walls and suite comprising double shower cubicle with shower over, low level wc and vanity wash basin with cupboards below. Extractor unit, coved ceiling, light with shaver point and heated towel rail.



### Communal Facilities

The residents have the benefit of a well presented communal lounge and kitchen area, bin store, laundry room with washing machines and tumble dryers, guest suite which can be booked for friends and family to visit and a House Manager.



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### OUTSIDE:

The development has the benefit of secure, beautifully landscaped communal gardens. There are two communal car parks with this development on a first come first serve basis.



### TENURE

The property is held on a 125 year lease which commenced in 2004 (to be confirmed)

### SERVICE CHARGE & GROUND RENT

It is understood that the half-yearly service charges are £2,273.29, which is charged in respect of the costs incurred for the scheme manager, water rates, buildings insurance, maintenance and the upkeep of common areas. Heating and lighting and cleaning of common areas, lift maintenance, alarm call system and funding for future expenditure. It is also understood that there is a half-yearly ground rent in the sum of £212.50. The prospective purchaser is advised to confirm these charges. There is a house manager and Care Line call system installed with emergency assistance available 24hrs a day, 365 days a year.

### COUNCIL TAX BAND C

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE

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, 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.

### Agents Note

Watkins Court is intended to be used by people of retirement age and the individual apartments are designed for their convenience. Occupation is limited to those who meet the requirement of 60 years of age.

### 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 Friar Street. Continue along Friar street and enter Old Mill Close on the left hand side where Watkins Court will be found.

### 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](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).

**2nd May 2025**

ID40047

### 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.

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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.