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**111 Eign Brook Court, The Rose Garden, Ledbury Road, Hereford, HR1
2TR**

'A well presented first floor apartment with French door and balcony enjoying the outlook over the allotments'

£275,000 (Leasehold)

111 Eign Brook Court, The Rose Garden, Ledbury Road, Hereford, HR1 2TR

LOCATION

The Rose Garden is located just off Ledbury Road to the east of the city of Hereford with its shopping, leisure and recreational facilities. The scheme is visionary and comprises a modern purpose built 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 a restaurant, coffee shop and bar, large library, theatre room/hall, convenience store, computer suite, woodworking room, arts and crafts room, greenhouse and hair and beauty salon. The scheme has been developed to accept those over the age of 55 and with the facilities to assist those who are active through to those requiring care. The entrance to the development is controlled 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

111 Eign Brook Court is a first floor two bedroom apartment approached via a lift or stairs. The property comprises an entrance hall with cupboard, fitted kitchen/breakfast room, sitting room with French door and balcony with room for a table and chairs overlooking the allotments, two bedrooms and a wet room. In more detail the accommodation comprises:

ON THE FIRST FLOOR:

Entrance Hall

With coved ceiling, electric radiator with thermostat, large storage cupboard with coat hooks and shelving, emergency pull cord, built-in alarm system and doors to the bedrooms, wet room, sitting room and kitchen/breakfast room.



Kitchen/Breakfast Room

3.51m (11'6) x 3.25m (10'8)

With a double glazed window to the side, inset spot lights, a range of base cupboard and wall units with working surfaces over, tiled surrounds and matching eye level cabinets. Stainless steel single drainer sink unit with mixer tap, integrated Whirlpool electric oven, Logik four ring ceramic hob, integrated fridge and freezer units, Integrated Blomberg washing machine and dishwasher. Wall mounted electric radiator with thermostat, emergency pull cord, extractor fan and tiled flooring.



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Sitting Room

4.7m (15'5) x 3.48m (11'5)

With double glazed French door opening onto a decked balcony with glass and safety rail with wonderful outlook over the allotments. Coved ceiling, wall light points, emergency pull cord, ceiling and wall lights, telephone point, television point and electric radiator with thermostat.



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Wet Room

Fully tiled walls with wall mounted shower unit with shower well drain, low level wc, pedestal wash hand basin with mixer tap, extractor unit, inset spot lights, electric radiator with thermostat, two fitted mirrors and non slip flooring.



Bedroom 1

4.29m (14'1) x 2.84m (9'4)

With a double glazed window to the rear again enjoying the view over the allotments, coved ceiling, emergency alarm pull cord, electric radiator with thermostat, double wardrobe with hanging rail and storage shelving, television point and telephone point.

Bedroom 2

3m (9'10) x 2.39m (7'10)

Double glazed window again enjoying the outlook to the rear over the allotments, coved ceiling, television point, telephone point, electric radiator with thermostat and emergency alarm pull cord.



OUTSIDE:

Surrounding the property are communal parking and garden facilities.

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.

TENURE

It is understood that the property is held on a 125 year lease which commenced in September 2008 (to be confirmed)

SERVICE CHARGE & GROUND RENT

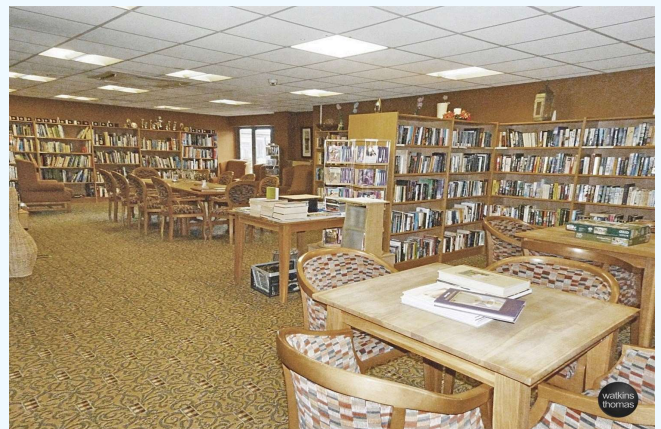
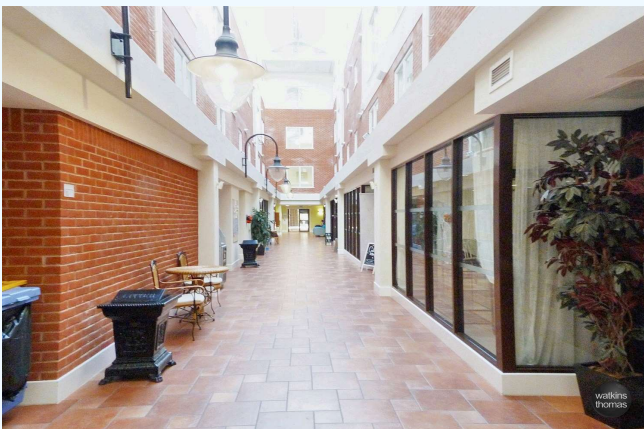
It is understood that the current monthly service charge (including a peppercorn ground rent) is in the sum of £661.05 as at October 2024 (subject to confirmation). This covers all of the communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges and utility charges for individual apartments.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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FACILITIES

It is understood that there is a shared storage facility, guest suite facility, large library suite, arts and craft room, woodwork room, theatre room/hall, on site shop, restaurant, coffee shop and bar, convenience store and many activities taking place on a daily basis to get involved with if you wish. To appreciate the outstanding facilities that this development offers the agents would be delighted to make an appointment for prospective buyers to view.



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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

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Pass the garage on the left and take the next left turn into The Rose Gardens where the main entrance will be identified on the left 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.

21st July 2025

ID41039

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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	83 B	83 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.

