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## 216 Eign Brook Court, The Rose Garden, Ledbury Road, HR1 2TR

*Set within the prestigious Rose Gardens community, a purpose built development which offers a wealth of amenities and facilities, a well proportioned one bedroom second floor apartment with electric heating and double glazing.*

**£69,000 (for a 50% share - Leasehold)**

## 216 Eign Brook Court, The Rose Garden, Ledbury Road, HR1 2TR

### LOCATION

The Rose Garden is located just to the east of the city of Hereford, 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 the 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 in terms of development and the accommodation suits those who are looking for convenience of location, safety and security with good build and well facilitated environment. Please be aware that the property is a shared ownership property based on a 50% ownership.

### DESCRIPTION

216 Eign Brook Court is a second floor one bedroom apartment which has been redecorated. The property is approached via a communal entrance hall with steps and lift access to the second floor where there is a private access to the property. The property comprises in more detail;

### ON THE SECOND FLOOR:

With access to the self contained accommodation of apartment 216, a spacious reception hall with coved ceiling, storage cupboard, electric heater, intercom system, door to the kitchen/breakfast room, sitting room, bedroom and walk in shower room.

### Kitchen

3.33m (10'11") x 2.72m (8'11")

With front aspect double glazed windows, stainless steel sink drainer unit with work surfaces, tiled splashback, base units under with matching wall units. Integrated fridge freezer, integrated cooker with electric hob and cooker hood over. Integrated dishwasher, integrated washing machine, extractor fan, inset spotlights, wall mounted electric heater, extractor fan and tiled flooring.



### Sitting Room

4.27m (14') x 4.06m (13'4")

With rear aspect window and door to Juliette balcony, TV point, two wall lights, wall mounted electric heater, thermostat for heating and coved ceiling.



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### Bedroom

4.27m (14') (maximum) x 3.89m (12'9)

With rear aspect double glazed window, wall mounted electric heater, built in double wardrobe, TV point, telephone point and coved ceiling.



### Shower Room

2.64m (8'8) x 2.49m (8'2)

With low flush WC, pedestal mounted wash hand basin, wall mounted shower, fully tiled wall surround, wall mounted electric heater, waterproof flooring, extractor fan and shaver point.



### OUTSIDE:

There are communal parking facilities and communal well tended garden areas surround the property.

### Tenure

It is understood that the property is currently held on a 125 year lease which commenced on 01 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

It is understood that the current monthly service charges are in the sum of £650.20. This covers the communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges, community and utility charges.

It is understood that the current monthly rent payable on the remaining 50% share of the property is in the sum of £514.07.

### COUNCIL TAX BAND B

Made payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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.

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## DIRECTIONAL NOTE

Proceed out of Hereford along Ledbury Road, turning into left into the Rose Gardens development.

## 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).

14th November 2025

ID41795

## 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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

## 216 Eign Brook Court, The Rose Garden, Ledbury Road, HR1 2TR

### 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.

