



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



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

'Occupying an enviable second floor position in a purpose built development of retirement properties near to the City Centre. A two bedroom apartment with south west facing living room and overlooking the beautifully landscaped gardens'

£157,500 (Leasehold)

Residential Sales and Lettings

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

LOCATION

Watkins Court is a purpose built development of retirement properties located in landscaped gardens, off Friar Street, immediately to the west of central Hereford. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with bus and railway stations.

Watkins Court has shared parking facilities and there is a controlled entry door which opens to the shared residents' lounge which has enabled the scheme to develop its community feel and vibrant social scene. There is also a shared kitchen facility, laundry and bin store together with a guest suite which can be utilised by visiting family.

DESCRIPTION

48 Watkins Court is a two double bedroom apartment occupying an enviable position within the scheme and is a second floor apartment which has double glazed windows overlooking the beautifully landscaped south and west facing rear gardens. A view is enjoyed across a play ground, playing field and rooftops with westerly outskirts of the City in the distance. Occupation of Watkins Court is age restricted and there are numerous emergency alarm pull cords, raised power points and lowered light switches. In more detail the well presented accommodation comprises:

ON THE GROUND FLOOR:

Controlled Entrance Lobby

With communal reception area and residents lounge, with hallways to stairway and a lift to the:

ON THE SECOND FLOOR:

With a door to THE SELF CONTAINED ACCOMMODATION OF 49 WATKINS COURT WHICH INCLUDES:

Reception Hall

5.28m (17'4) (maximum) x 4.06m (13'4) (maximum)

With access to loft space, coving to ceiling, electric heater, meter cupboard, emergency alarm pull cord and with panel style doors to the bedrooms, shower room, living room and boiler cupboard with a Gledhill Pulsacoil Eco hot water boiler (installed 2017), slatted shelving and electricity fuse box and door to further storage cupboard with shelving, working surface and power.

Sitting Room/Dining Room

6.38m (20'11) x 3.23m (10'7)

With a double glazed window overlooking the beautifully landscaped gardens. Coving to ceiling, electric heater, emergency alarm pull cord, raised power points and lowered light sockets, television and telephone points. Along two walls are useful fitted cupboard and shelving units (one glass fronted). With a pair of doors to:



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Kitchen

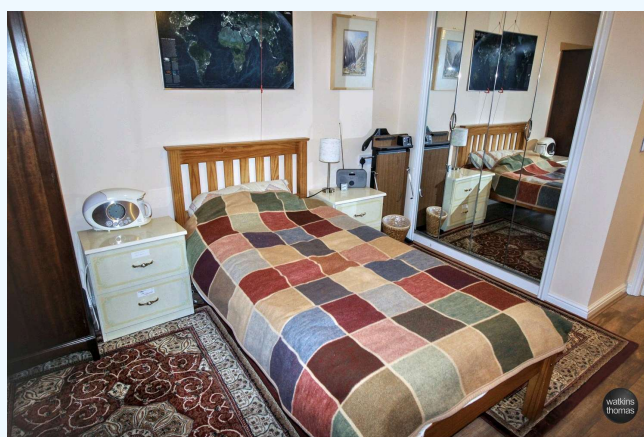
With a double glazed window again overlooking the gardens. Fitted base cupboard and drawer units with roll edge working surface over, tiled surrounds and matching eye level cabinets together with housing for and fitted Electrolux oven, Belling four ring ceramic hob with cooker hood over, freezer unit, Zanussi fridge and single drainer stainless steel sink unit. Coving to ceiling, dimplex electric heater and emergency alarm pull cord.



Bedroom 1

4.14m (13'7) (into door recess) x 3m (9'10)

With double glazed window overlooking the gardens. Coving to ceiling, electric heater, emergency alarm pull cord, raised power points and lowered light switches together with two sets of mirror fronted folding doors to the wardrobe area which is provided with hanging rails and storage shelving. Television point and telephone point.



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Bedroom 2

5.26m (17'3) x 2.79m (9'2) (maximum)

With double glazed window overlooking the gardens. Coving to ceiling, electric heater, emergency alarm pull cord and raised power points and lowered light switches.



Shower Room

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

With fully tiled walls, coving to ceiling, double built-in shower cubicle with sliding doors, shower on bracket and large grab rail (with alarm button in base of shower tray). Vanity wash basin with built-in cupboards below and mirror above with vanity light and shaver point over. Low level wc, dimplex electric heater, heated towel rail and extractor fan.



OUTSIDE:

Communal Parking Facilities

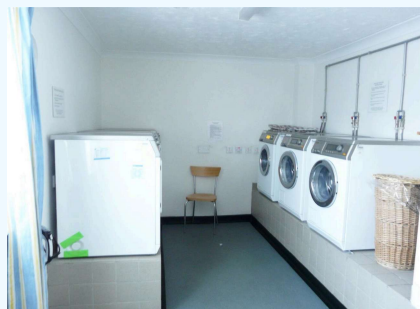
There are two communal car parks providing communal parking facilities.

Communal Garden

The development has the benefit of beautifully landscaped and secure communal gardens. There is also a small patio area at the front of the block with seating.

Agents Note

Watkins Court is intended to be used by people of retirement ages, with individual properties designed for their convenience. Occupation is limited to those who meet the requirements of 60 years of age or over (subject to confirmation). Other facilities include a house manager and a care call line system installed with emergency assistance available 24 hours a day, 365 days a year. There is a twin bed guestroom (where friends and relatives may spend the night for a reasonable charge), off the residents lounge there is a kitchen facility and there is a laundry room available within the scheme.



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TENURE

The property is understood to be held on a 125 year Lease which commenced in 2003 (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 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, 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 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

22nd December 2025

ID41920

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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 C. 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		82 B
69-80	C	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.

