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

A modern ground floor retirement garden flat with good sized accommodation throughout opening to your own patio area.

£140,000 (Leasehold)

Residential Sales

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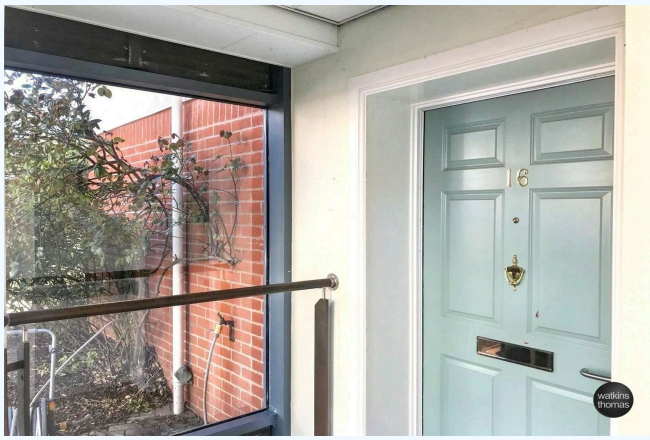
LOCATION
The Rose Garden is located just to the east of the City of Hereford just off Ledbury Road. The scheme comprises a purpose built modern development of apartments which has resulted in the provision of a retirement village within the City. On the site there are a range of amenities including bistro 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 to add security, the accommodation suits those who are looking for convenience of location, safety and security with good build quality and a well facilitated environment. Please note that the property is being sold on a 75% ownership.

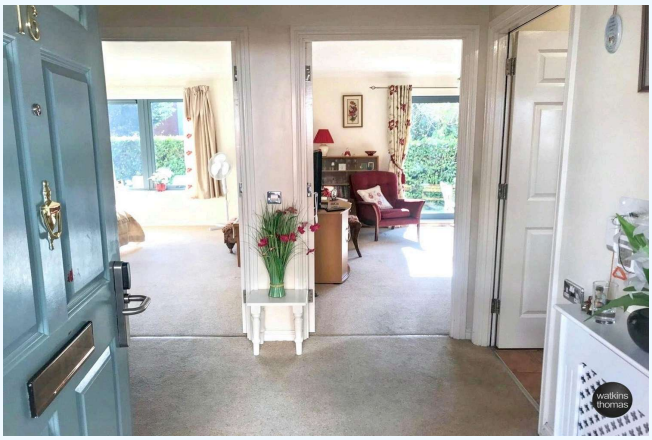
DESCRIPTION
16 Eign Brook Court is a charming one-bedroom retirement garden flat nestled within the peaceful and sought-after Rose Garden development just off Ledbury Road. This modern, purpose-built property offers a warm and inviting living space, thoughtfully designed to provide comfort and ease of living. Filled with natural light, perfectly positioned to enjoy the sunny outlook over the garden and patio area. The accommodation includes a well-appointed kitchen, sitting room overlooking the patio and garden area, good sized bedroom and a wet room with non-slip flooring. For ease, electrical sockets are raised and light switches are lowered and all doors have extra width for wheel chair access.

Perfectly suited for those seeking a peaceful retirement lifestyle, 16 Eign Brook Court combines modern living with a welcoming community atmosphere. In more detail the accommodation comprises:

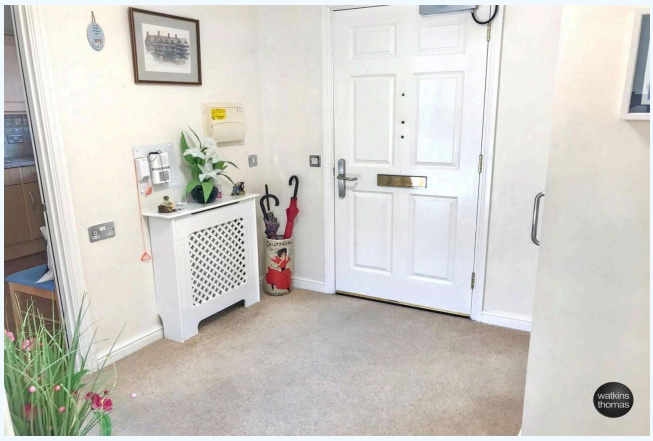
ON THE GROUND FLOOR:

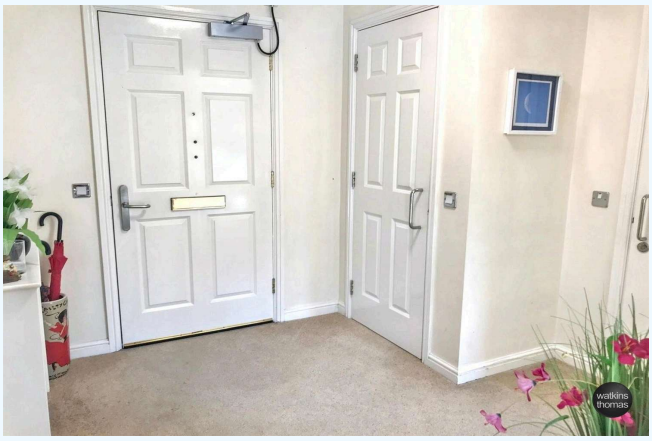
Communal Entrance Hall
At the end of a short corridor from the entrance door gives access to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 16:





Entrance Hall
With coved ceiling, storage cupboard with shelf, electric heater, intercom system, smoke alarm, door to the kitchen/breakfast room, sitting room, bedroom and wet room.





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Kitchen
3.33m (10'11) x 2.72m (8'11)
With front aspect double glazed window, 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/dryer, inset spotlights, wall mounted electric heater, extractor fan and tiled flooring.

Living Room
4.34m (14'3) x 4.06m (13'4)
Having French door to the garden with full height non opening panel to the side, television point, telephone point, two wall lights, wall mounted electric heater, electric fire with surround and hearth, thermostat for heating and coved ceiling.

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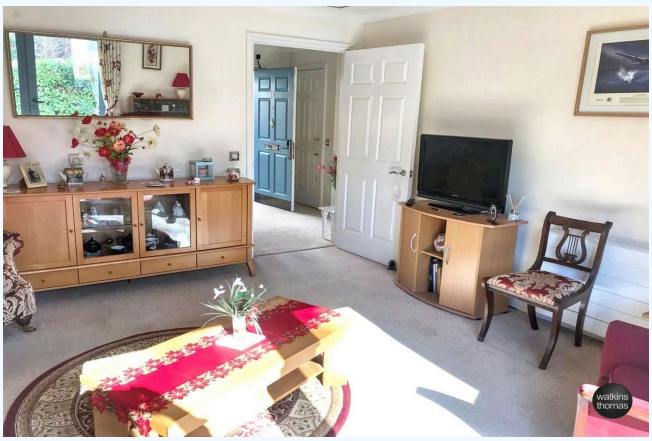

Double Bedroom
4.34m (14'3) (maximum) x 3.89m (12'9)
With rear aspect double glazed window, wall mounted electric heater, built in double wardrobe, television point, telephone point and coved ceiling.

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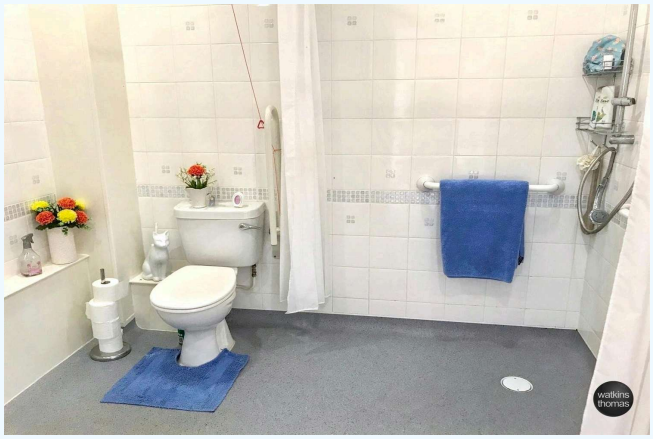
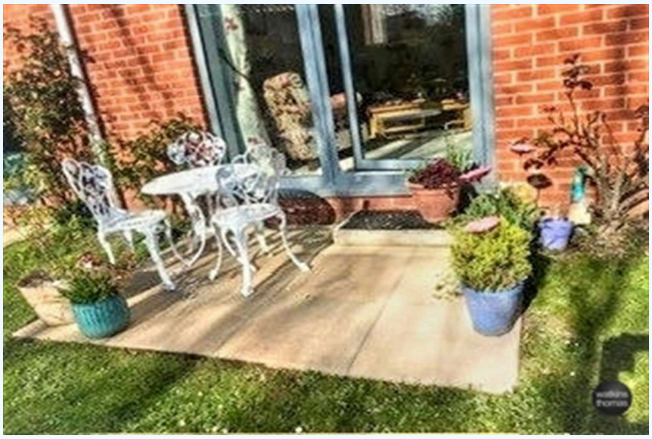
Wet Room
2.59m (8'6) x 2.41m (7'11)
With low flush WC, pedestal mounted wash hand basin, wall mounted shower, fully tiled wall surround, wall mounted electric heater, waterproof non-slip flooring, extractor fan and shaver point.



OUTSIDE:
This ground floor apartment benefits from its own patio area and has surrounding well tended communal garden areas. There are also communal parking facilities.



COUNCIL TAX BAND B
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.

TENURE
It is understood that the property is currently held on a 125 year lease which commenced on the 1st 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 & GROUND RENT
It is understood that the current monthly service charges are in the sum of £644.54. This covers the communal utilities and services, building maintenance, the sinking fund and building management together with administrative charges, community and utility charges. Also included are the electricity and water charges for each individual apartment.
It is understood that the current monthly rent payable on the remaining 25% share of the property is in the sum of £269.83.
These figures are as of April 2026.

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

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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.

1st April 2026
ID42529

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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