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

"A second floor, purpose built retirement apartment, enjoying a southerly aspect and with a Juliet balcony set in an exclusive development set just to the West of central Hereford".

£110,000 (Leasehold)

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LOCATION
Watkins Court is a community of retirement properties set in landscaped 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. The new Zipper bus service passes along Friar Street for ease of access to Hereford City.

DESCRIPTION
The development is a scheme of 53 retirement properties set in landscaped communal gardens. Watkins Court benefits from a residents' lounge, camera entry system with a controlled entry door and further features include a house manager, guest suite and laundry room. There is lift access to each floor together with two staircases. Number 42 Watkins Court occupies a convenient second floor position, near to the lift, with the benefit of a south facing Juliet balcony. The well proportioned apartment in more detail comprises:

ON THE GROUND FLOOR:

ON THE SECOND FLOOR:
Door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 42:

Entrance Hall
2.18m (7'2) x .84m (2'9)
With coved ceiling, night storage heater, emergency alarm pull cord and with doors to the living accommodation, double bedroom, bathroom and walk in boiler cupboard with hot water system, coved ceiling and fitted shelves.

Sitting/Dining Room
6.1m (20'0) x 4.19m (13'9)
L-shaped in plan, with coved ceiling, emergency alarm pull cord, raised power and aerial points, telephone point, television point, lowered light switches, electric panel heater and a log effect electric fire with wooden surround and hearth. Double glazed doors open to the south facing JULIET BALCONY.



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Kitchen
2.62m (8'7) x 2.31m (7'7)
With double-glazed window to side, coved ceiling and fitted base cupboard and drawer units with roll edge working surface over, tiled surrounds and matching eye-level cabinets. Single drainer stainless steel sink unit, Indesit electric hob with hood over and raised built-in Indesit electric oven, recess for fridge and wall-mounted electric heater. Recess for fridge, recess for freezer and two fitted wooden shelving units.



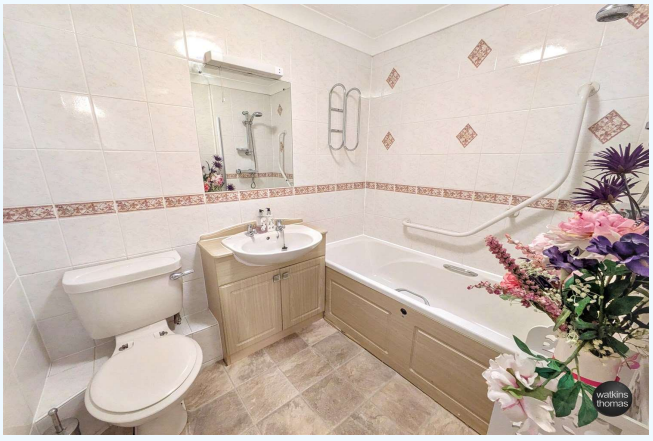
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Double Bedroom
5.31m (17'5) x 2.64m (8'8)
With deep recessed doorway, double-glazed window enjoying the southerly aspect to the front, coved ceiling, Elnur Gabarron electricity heater, raised light, aerial and telephone points, lowered light switches and emergency alarm pull cord together with a pair of folding mirror fronted doors to wardrobe area with hanging rail and storage shelving.



Bathroom
2.11m (6'11) x 1.68m (5'6)
With coved ceiling, tiled walls and suite comprising bath with screen and shower unit, vanity wash basin with cupboards below and low level w.c. Extractor unit, wall mounted electric heater and heated towel rail.





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OUTSIDE:
There is a small car park to the front and a large car park to the rear offering ample parking facilities.

The beautifully landscaped gardens surround the property and offer plenty of opportunity to relax and enjoy the peaceful surroundings. This apartment enjoys the benefit of a south facing Juliette balcony.





TENURE, GROUND RENT & SERVICE CHARGE
The property is held on a 125 year lease which was granted in 2004.

It is understood that the half yearly service charge is in the sum of £1,667.55 (to be confirmed) which is charged in respect of costs incurred for the Scheme Manager, water rates, buildings insurance, maintenance of the structure and common areas, heating, lighting and cleaning of common areas, lift maintenance, the alarm call system and funding for future expenditure. It is understood that the ground rent is charged half yearly at a figure of £486.58 (to be confirmed).





COUNCIL TAX BAND B
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 best vehicular route is to proceed from King Street into St Nicholas Street, pass over the traffic lights into Barton Road and turn right immediately beyond St Nicholas Church into Friar Street. Continue along Friar Street and enter Old Mill Close on the left hand side and The Watkins Court Development will be located on the right with parking to the front and rear of the building.

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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.

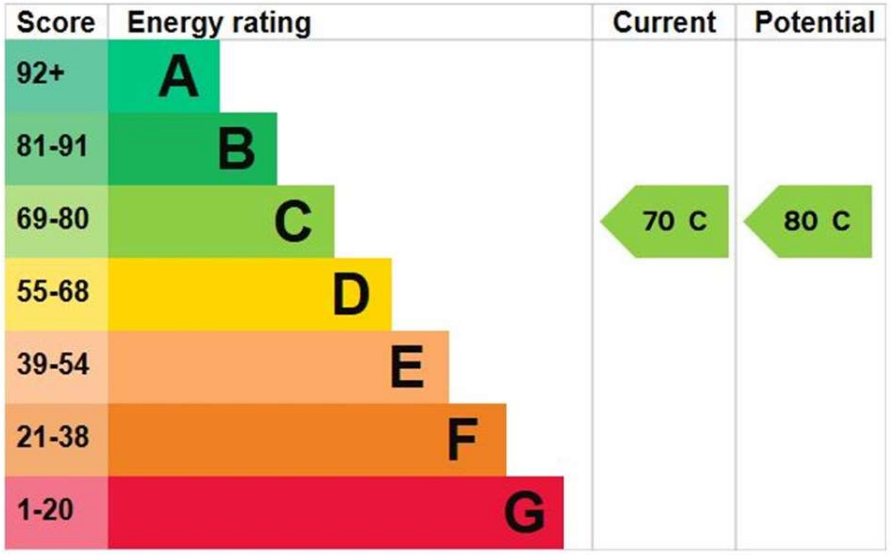
19th November 2026
ID42526

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.



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.

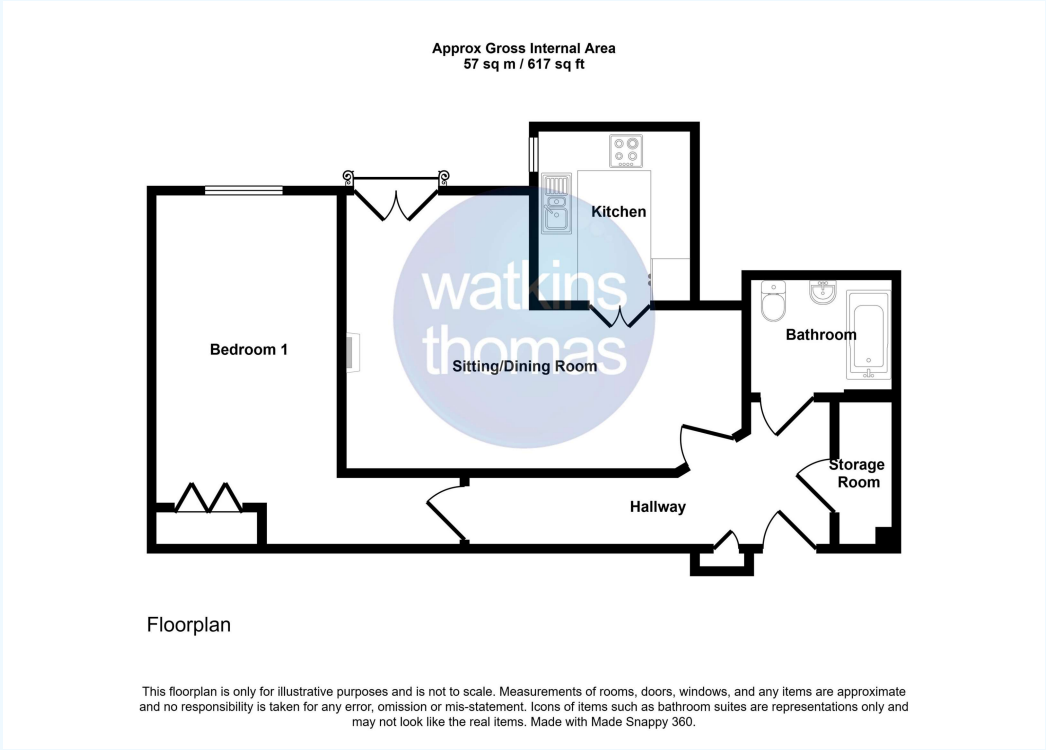
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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