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### 33 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

*'A west facing one bedroom retirement property overlooking the gardens in a prestigious development for the over 60's with a vibrant social scene'*

**£105,000 (Leasehold)**

**Residential Sales**

## 33 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

### 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 33 Watkins Court occupies a first floor position overlooking the beautifully landscaped gardens and has modern electric panel heaters. The well presented apartment in more detail comprises:

#### ON THE GROUND FLOOR:

With secure entry system, access to the Scheme Manager's Office, communal lounge, bin store, laundry, guest suite and having stairs and lift to:

#### ON THE FIRST FLOOR:

With door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 33

#### Entrance Hall

2.97m (9'9) x 1.75m (5'9)

With coving to ceiling, smoke alarm, electricity meter cupboard, alarm control, alarm pull cord and telephone entry system for the front door. Door to: BOILER CUPBOARD (4'11 x 2'9) with a Gledhill Pulsacoil hot water cylinder, electricity fuse board, coving to ceiling and slatted shelving.

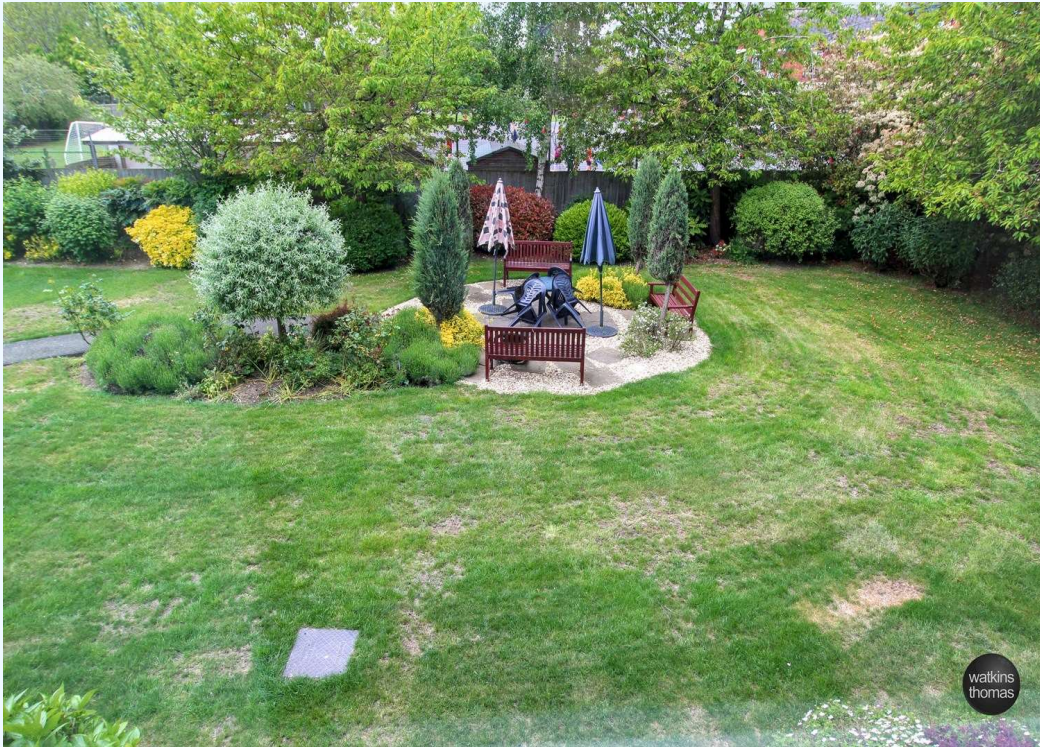
#### The Sitting/Dining Room

5.33m (17'6) x 3.38m (11'1)

With double glazed window with fitted blind overlooking the landscaped gardens to the school in the distance, coving to ceiling, electric coal effect fire with ornate surround, television aerial socket, telephone point, Sygma electric heater, alarm pull cord and a door to a LARGE WALK-IN STORAGE CUPBOARD (4'1 x 2'9) with coving to ceiling and light.



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### Kitchen

2.72m (8'11) x 1.7m (5'7)

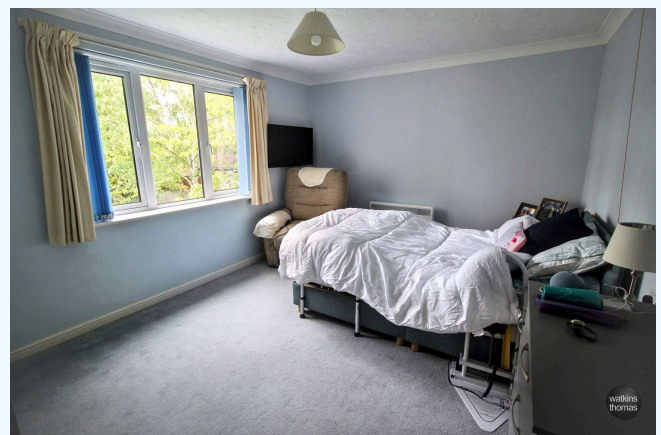
With double glazed window with blind overlooking the gardens, double doors to the sitting with obscure glazing, coving to ceiling, alarm pull cord, dimplex heater, part tiled walls, vinyl flooring, wall and drawer units with roll edged working surfaces over, space for fridge, space for freezer, Beko cooker, Bosch four solid ring hob and cooker hood over.



### Double Bedroom

4.39m (14'5) x 3.25m (10'8)

With double glazed window overlooking the gardens, coving to ceiling, alarm pull cord, double mirror fronted built-in wardrobe with hanging rail and storage shelving, television aerial socket, telephone point and Dimplex panel heater.



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### Shower Room

1.88m (6'2) x 1.57m (5'2)

With coving to ceiling, fully tiled walls, dimplex electric heater, greenwood airvac extractor vent, two grab rails, electric towel radiator, double width walk-in shower with sliding doors and alarm button, vanity wash hand basin with double cupboard below, fitted mirror over, light with shaver point and low level wc. Vinyl flooring.



### 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.

### FACILITIES

There is a communal lounge with communal kitchen off, managers office, bin store, laundry, guest suite and wonderful vibrant social scheme with clubs to join should you wish.



### GROUND RENT & SERVICE CHARGE

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).

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## **33 Watkins Court, Old Mill Close, Hereford, HR4 0AQ**

### **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.

### **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](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 May 2026**

ID42931

## 33 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

### 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	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.

