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

*'Set within the prestigious Rose Garden community, a purpose built development which offers a wealth of amenities and facilities, a well proportioned ground floor apartment with two bedrooms and conservatory overlooking the allotments at the rear'*

**£265,000 (Leasehold)**

**Residential Sales**

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

### LOCATION

The Rose Garden is located just off Ledbury Road and to the east of the City of Hereford. The scheme is visionary and comprises a modern purpose built development of apartments which has resulted in the provision of a retirement village within the city. On site there are a range of amenities including a bistro and bar, library, computer suite and 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 to the development is controlled and the accommodation suits those who are looking for convenience of location, safety and security, a good quality build and a well facilitated environment.

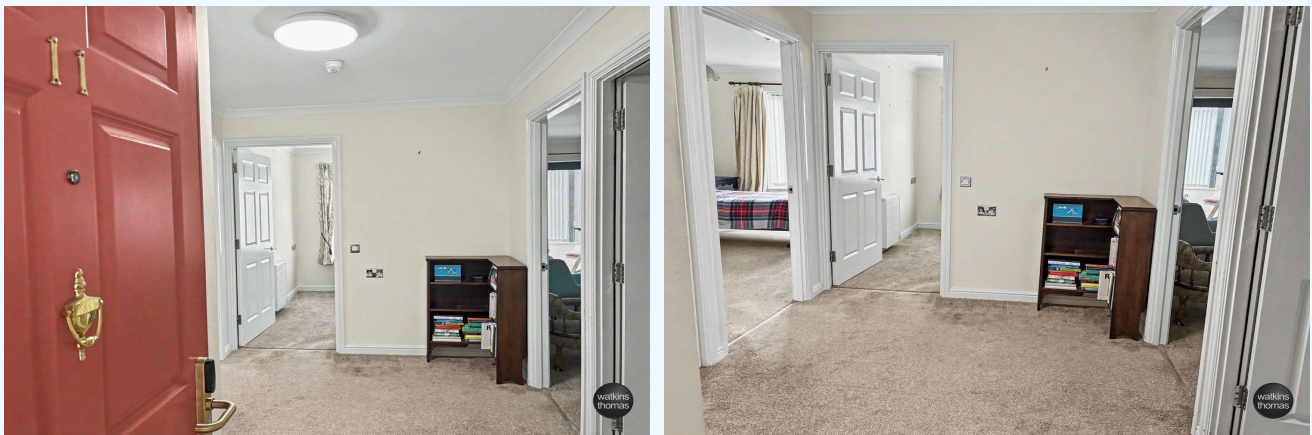
### DESCRIPTION

11 Eign Brook Court is a ground floor two bedroom apartment which comprises an entrance hall, kitchen/breakfast room, sitting room with conservatory off, two bedrooms and a wet room. The apartment has the benefit of a small patio area and in more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

With coved ceiling, storage cupboard, wall mounted heater and door to the:



##### Kitchen/Breakfast Room

3.45m (11'4) x 3.23m (10'7)

With a double glazed window to the side and a range of base cupboard and drawer units with working surfaces over, tiled surrounds and matching eye-level cabinets together with a stainless steel single drainer sink unit with mixer tap. Integrated electric oven with hob and cooker hood over, space for up-right fridge freezer, tiled flooring and wall mounted heater.



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### Sitting/Dining Room

4.7m (15'5) x 3.45m (11'4)

With coved ceiling, television point, thermostat for heating, wall light, wall mounted heater, telephone point and double glazed door to the:



### Conservatory

1.91m (6'3) x 2.44m (8')

With double glazed windows overlooking the allotments, tiled flooring, power points and a double glazed door to the patio area.



### Bedroom 1

4.29m (14'1) x 2.84m (9'4)

With a double glazed window to the rear, wall mounted heater, coved ceiling, built-in double wardrobe and television point.

### Bedroom 2

2.95m (9'8) x 2.41m (7'11)

With a double glazed window to the rear, coved ceiling, television point and wall mounted heater.



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### Wet Room

With low level wc, pedestal mounted wash basin with mixer tap, extractor fan, fully tiled walls, shower unit, shower well drain, grab rails, non slip flooring, two way door and wall mounted heater.



### OUTSIDE:

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



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## **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 & GROUND RENT**

It is understood that the current monthly service charge and ground rent 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.

## **COUNCIL TAX BAND C**

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.

## **DIRECTIONAL NOTE**

## **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).

**6th October 2026**

ID43040

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

## 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             | 78 C    | 78 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

## 11 Eign Brook Court, The Rose Garden, Ledbury Road, Hereford, 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.

