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

'A first floor retirement apartment located just to the west of the City Centre in a purpose built complex with a vibrant social scene and having a range of shared amenities including communal parking facilities'

£99,950 (Leasehold)

Residential Sales

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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
A first floor, purpose-built retirement apartment offering comfortable accommodation comprising a double bedroom, shower room, kitchen and sitting/dining room. This modern property enjoys views over well maintained landscaped communal gardens, providing a peaceful and attractive setting.

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. Residents benefit from a vibrant social scene facilitated by the communal lounge, ideal for relaxation and socialising, to continue independent living.

This property represents an excellent opportunity for those seeking a secure and sociable retirement living environment within a modern development.

ON THE GROUND FLOOR:

Controlled entry doors lead through to an inner lobby with Managers Office and then leads through to the communal lounge, laundry, guest suite and laundry. Continue along the corridor which leads to the lift and stairs taking you to the first floor.

ON THE FIRST FLOOR:
DOOR TO THE SELF CONTAINED ACCOMMODATION OF APARTMENT 34:

Entrance Hall
Having emergency alarm pull cord, secure entry call system, alarm controls, meter cupboard, smoke alarm, coving to ceiling and doors to the living room, bedroom, shower room and BOILER CUPBOARD with a Gledhill Pulsa Coil (installed in January 2016) hot water boiler, slatted shelving and telephone point.

Sitting/Dining Room
5.38m (17'8) x 3.35m (11') (maximum)
A double glazed window overlooking the communal landscaped gardens, coving to ceiling, alarm pull cord, electric coal effect fireplace with stone effect inset and hearth and wooden mantel over, double television point, telephone point, modern electric heater and obscure glazed double doors lead through to:



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Kitchen
2.74m (9') 8 x m (')
With a double glazed window overlooking the gardens, coving to ceiling, wood effect base cupboard and drawer units with roll edged working surfaces over and matching eye level cabinets. Tiled splashbacks, composite sink unit, alarm pull cord, fridge and freezer units, built-in electric oven, four ring hob and extractor hood above. Dimplex wall heater.



Double Bedroom
4.72m (15'6) (maximum) x 2.62m (8'7)
With coving to ceiling, double glazed window overlooking the gardens, double mirror fronted built-in wardrobe units with hanging rail and storage shelving, modern electric heater, alarm pull cord, telephone point and television point.





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Shower Room
With fully tiled walls, double built-in shower cubicle with glass screen, shower on bracket and large grab rail. Alarm Pull cord, vanity wash basin with built-in cupboards below and mirror above with vanity light and shaver point over. Low level wc, heated towel rail and extractor fan.



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.









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).

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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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

27th November 2026
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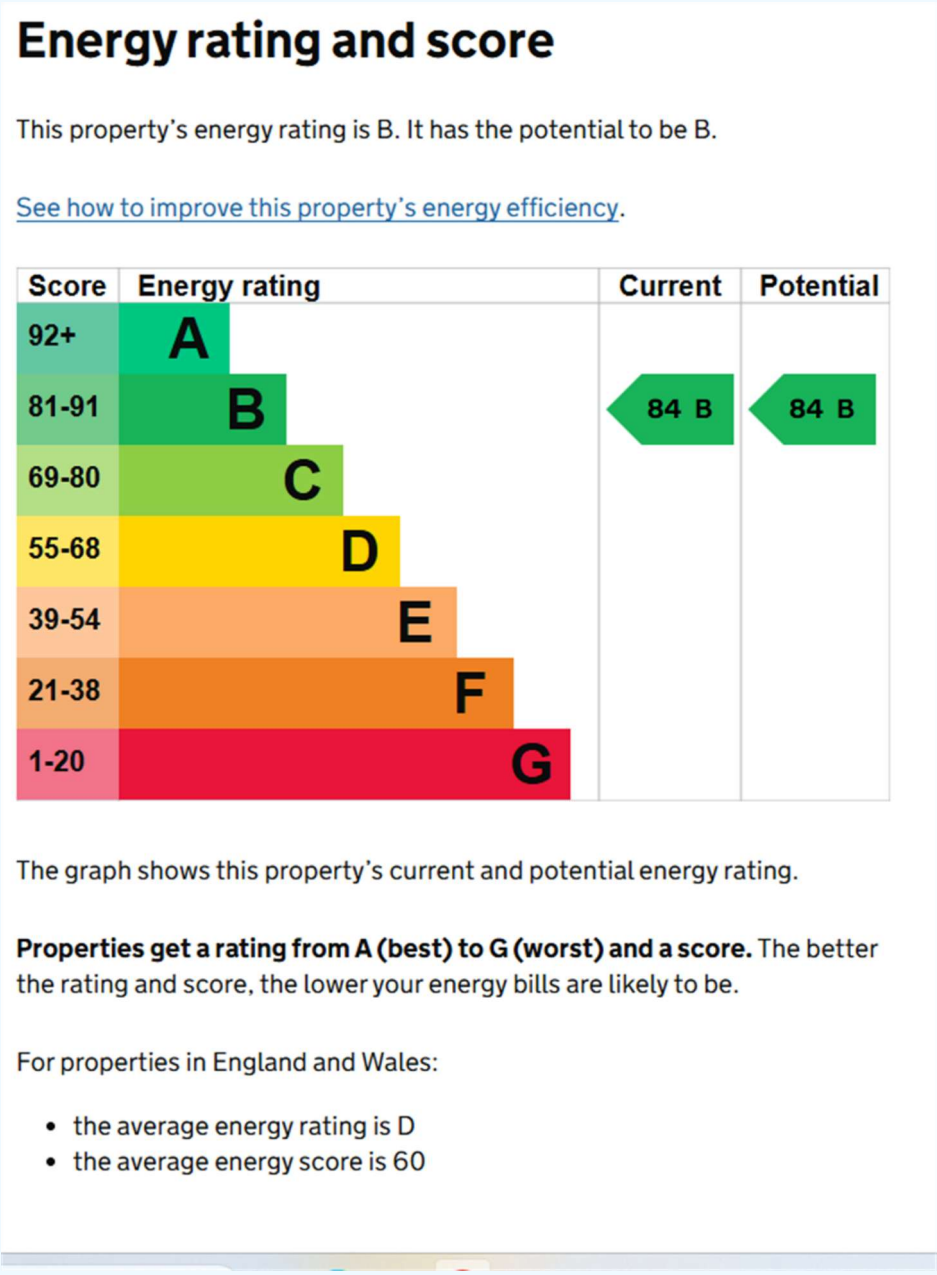
ENERGY PERFORMANCE CERTIFICATE

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 B. 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	84 B	84 B
69-80	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

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.

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