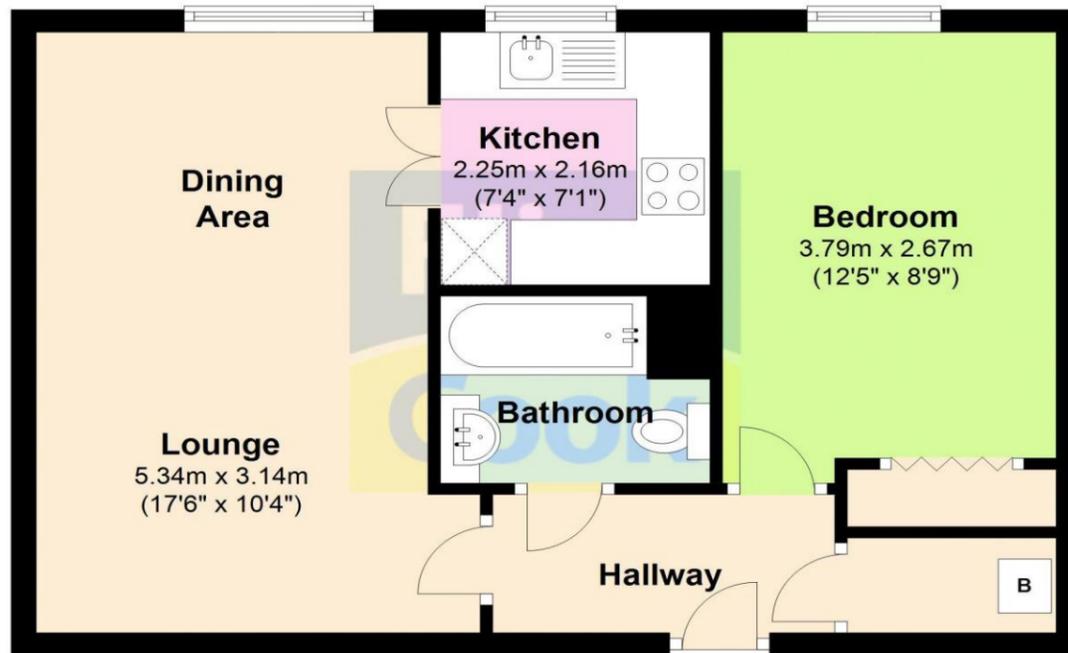


## Floor Plan

Approx. 43.6 sq. metres (469.0 sq. feet)



This plan is for illustrative purposes only  
 Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.  
 Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.  
 Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.  
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 The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Flat 52 Watkins Court Hereford HR4 0AQ

£99,950

- Retirement Apartment
- Purpose-built by McCarthy & Stone
- Close to City Centre
- Double Bedroom
- Communal facilities
- Over 55 age requirement

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This excellent Third Floor Apartment is situated on the top floor of Watkins Court, a prestigious development of 53 self-contained flats completed in 2003 by McCarthy & Stone. The development is situated off Friar Street close to the City Centre and has easy access to Hereford's main shopping centre which is within a few minutes walking distance.

Occupation of Watkins Court has a minimum age restriction of 55 years and the apartment is designed for ease of maintenance with the benefit of electric night storage heating, double-glazed windows, fitted carpets and a secure door-entry telephone system. All occupants have the benefit of a resident's lounge, laundry room, twin bed Guest Suite, passenger lift between all floors, attractive communal gardens, parking and the development is over-seen by a Resident Site Manager.

**The property includes entrance hall, lounge/diner, kitchen with split-level cooker, double bedroom with built-in wardrobe and bathroom with WC.**

In detail the property comprises:-

**Accommodation**

**Entrance Hall**

Coved ceiling cornices, trap to roof storage space, carpet, pull-alarm cord, walk-in linen cupboard with slatted shelving, carpet and Gledhill hot water cylinder (water provided on off-peak electric).

**Lounge/Diner**

Creda Dimplex electric night storage heater, coved ceiling cornices, pull-alarm cord, telephone point, TV aerial point, carpet, double-glazed window with westerly outlook and glazed double-doors leading into the

**Kitchen**

Single drainer sink unit (h&c) inset into full length worktop with cupboards and drawers below, additional worktops with cupboards, drawers and storage space below, six eye-level wall cupboards, part-tiled wall surrounds, split-level cooker including Electrolux four-plate electric hob with overhead extractor and oven housed in fitment with storage cupboards above and below, pull-alarm cord, coved ceiling cornices, Dimplex wall heater, striplight and floor covering.

**Double Bedroom**

Coved ceiling cornices, Dimplex electric night storage heater, double-glazed window with westerly outlook, carpet, pull-alarm cord and built-in wardrobe with folding mirror doors, shelving and hanging rail.



**Bathroom**

Full tiled walls, panelled bath (h&c) with overhead mains shower fitment with screen, vanity wash basin (h&c) with storage cupboard below, low level WC, extractor, Dimplex wall heater, fitted mirror with overhead wall light/shaver socket, coved ceiling cornices and floor covering.



**Outside**

The property is set back in beautifully maintained communal gardens which are mainly down to lawn with flowerbeds and borders stocked with a colourful array of ornamental shrubs and trees.

There is a communal and visitor's car parking area.

**General Information**

**Services**

Mains water (metered), electricity and drainage are connected. Telephone (subject to transfer regulations). Electric night storage heating.

**Outgoings**

Council tax band B payable for 2015/16 - £1277.27. Water and drainage rates - metered supply. Service Charge is £1877 per annum which covers maintenance and cleaning of common areas, alarm system, Site Manager, window cleaning and building insurance. Ground Rent is £365 per annum (paid half yearly).

**Tenure & Possession**

Leasehold for a term of 125 years commencing in 2003. Vacant possession on completion.

**Directions**

From King Street in the centre of Hereford proceed due west to the traffic lights, continue straight over towards Barton Road. After 30 yards take the turning immediately on the right just past St. Nicholas Church into Friar Street. After 200 yards turn left into Old Mill Close and Watkins Court will be found immediately on the right-hand side.

**Viewing**

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

**Money laundering regulations**

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

**Opening hours**

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

GEF FC001844 February 2017 (1)

