Watkins Thomas Ltd
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29 Watkins Court, Old Mill Close, Hereford, HR4 0AQ

In a select development of retirement properties, which has a vibrant community atmosphere, a purpose built first floor one bedroom apartment in excellent decorative condition, the westerly facing accommodation includes sitting room, kitchen, double bedroom and shower room. (NOT IN PROBATE)

£119,000 (Leasehold)

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LOCATION
Watkins Court is a community of retirement properties designed for independent living and set in beautifully landscaped gardens, just off Friar Street and to the west of central Hereford with its facilities and both bus and railway stations.

DESCRIPTION
The development is age restricted and is designed for independent living with the security of an alarm pull cord system and communal facilities including resident lounge, scheme manager, laundry room, communal parking and garden together with guest/visitor facilities provided. The property has double glazed windows, modern electric heating and comprises reception hall with large boiler cupboard providing storage space, shower room which has been modernised with a walk in double shower cubicle, sitting/dining room, kitchen and double glazing. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:
Communal controlled entrance door to lobby, communal sitting room area with hallway to the lift and stairs, which provide access to the first floor.

ON THE FIRST FLOOR:

Entrance Hall
With panel style doors, emergency alarm, coved ceiling and panel style door to the bathroom, bedrooms, sitting room and large walk in cupboard housing the boiler, fitted shelves, coved ceiling and electricity fuse board.

Sitting/Dining Room
5.99m (19'8) (maximum) x 3.23m (10'7) (maximum)
With deep double glazed window and shelf, recently fitted electric radiator, coved ceiling, emergency alarm pull cord, television point, telephone point, stone effect hearth and surround with inset coal effect electric fire and a pair of glazed double doors leading to the kitchen.





Kitchen
2.31m (7'7) (maximum) x 2.16m (7'1)
Irregular shaped room with double glazed windows, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with wall units, integrated electric oven, electric hob with cooker hood over, plumbing and space for washing machine, space for fridge, coved ceiling, vinyl flooring and emergency pull cord.



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Double Bedroom
4.11m (13'6) x 2.79m (9'2)
With rear aspect double glazed window, recently fitted electric radiator, built in wardrobe with sliding mirror doors, television point, telephone point and emergency alarm pull cord.



Shower Room
2.08m (6'10) (maximum) x 1.68m (5'6)
With remodelled, easy access double shower cubicle with thermostatically controlled shower, low flush WC, vanity wash hand basin, fully tiled wall surround, wall mounted dimplex heater, extractor fan, shaver point and light, emergency pull cord and vinyl flooring.



OUTSIDE:
Communal garden. There are beautifully landscaped gardens surrounding the property and, in particular, at the rear with seating areas.

Parking
There are communal parking facilities at the front and rear of the development.

TENURE:
The property is understood to be held on a 125 year lease, which commenced in 2003 (to be confirmed).

SERVICE CHARGE & GROUND RENT:
It is understood that the current ground rent is TBC. Payable every six months.

The service charge is understood to be at the level of TBC. Payable every six months. This is charged in respect of cost incurred with respect to the scheme manager, water rates, buildings insurance, maintenance of the structure and common area, heating, lighting and cleaning of communal areas, lift maintenance, the alarm call system and funding for future expenditure.

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.

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DIRECTIONAL NOTE
Proceed from King Street in central Hereford into St Nicholas Street, pass over the traffic lights into Barton Road and take the first turning on the right into Friar Street. Continue along Friar Street and turn left into Old Mill Close. Watkins Court is the first building on the right hand side.

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

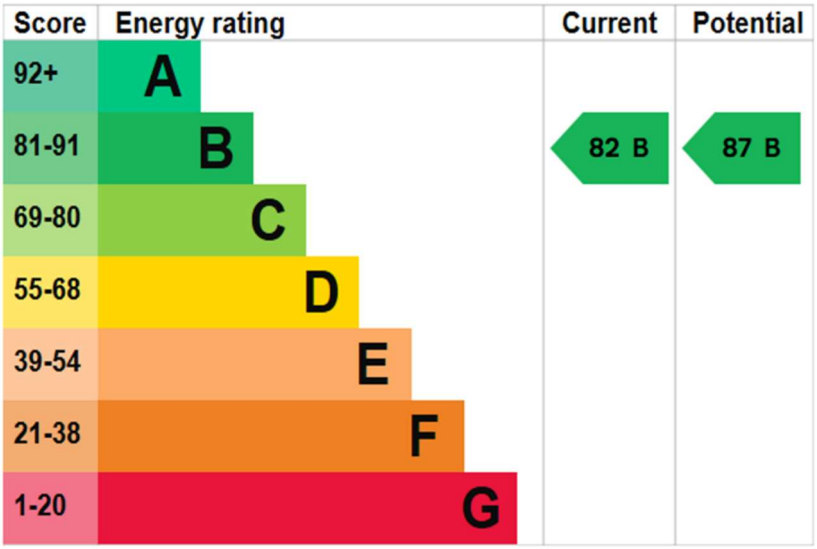
13 August 2026
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ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

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.



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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