

FOR  
SALE



**Priority View 318 The Rose Gardens, Ledbury Road, Hereford HR1 2TR**

**£265,000 - Leasehold**

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## PROPERTY SUMMARY

Superb retirement apartment on exclusive complex with 2 double bedrooms, wet room, larger than average, passenger lift, site managed, range of communal activities.

## POINTS OF INTEREST

- *Outstanding Third Floor Apartment*
- *Easy reach of City*
- *2 Bedrooms*
- *Exclusive retirement development*
- *Communal gardens & parking*
- *Extensive range of amenities on site*



## ROOM DESCRIPTIONS

### Description

A stunning third floor apartment on an exclusive development just half a mile east of the Cathedral City of Hereford.

The Rose Gardens 'Village' is a thriving community and has fast become the ideal place for independent retirement living (with additional care facilities available) and a wide variety of amenities on site including a hairdressers, computer room, library, craft rooms, shop, café/bar, bowls mat, restaurant, passenger lift and more.

The apartment is in excellent order and has all electric heating, double-glazing, wheelchair friendly doors, radio alarm system, lots of storage, waist high power points, alarm cords in each room and a telephone link to the Site Manager.

The whole is more particularly described as follows:-

### Door to the Reception Hall

Walk-in cloaks cupboard, large walk-in store cupboard, radiator, door entry phone control.

### Lounge

Coal-effect electric fire with surround, radiator, wall light points and double doors to Juliet Balcony.

### Kitchen/Breakfast Room

Fitted with beech-style base and wall mounted units, worksurfaces with tiled splashbacks, sink unit, built-in electric oven, 4-ring electric hob and extractor hood, built-in fridge/freezer, built-in washing machine and a built-in dishwasher, downlighters, extractor fan, tiled floor, radiator, window to front.

### Bedroom 1

Built-in double wardrobe, radiator and window to side.

### Bedroom 2

Radiator, window to rear.

### Wet Room

With non-slip flooring and tiled walls, shower area with curtain, WC and wash hand-basin, shaver point, downlighters, extractor fan.

### Outside

There are communal gardens and a communal carpark.

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

From Hereford proceed towards Ledbury on the A438, continue under the railway bridge and just past the Texaco filling station turn left into The Rose Gardens.

### Third Floor

Approx. 91.4 sq. metres (984.1 sq. feet)



Total area: approx. 91.4 sq. metres (984.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	