

6 Vaughan Court, Victoria Road, Kington,
Herefordshire, HR5 3FG
Asking Price £118,000

This modern first floor two bedroom, two bathroom apartment offers bright and spacious accommodation. The property benefits from a parking space to the rear and is offered with no onward chain.



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Location

The property is conveniently located just a short distance from the High Street.

The lively market town of Kington is full of character and charm, situated on the Welsh/English border in the county of Herefordshire. It offers a good range of amenities including shops, a post office, leisure centre, nursery, supermarkets, doctors' surgery, and schools. Kington is also well placed for access to nearby towns, with Presteigne (6 miles), Hay-on-Wye (12 miles), Leominster (16 miles), and Hereford (20 miles) all within easy reach, offering an even wider variety of services and facilities.

The property comprises the following accommodation (measurements are provided for identification only):

Accommodation

On entering the apartment, the entrance hall provides a useful built-in storage cupboard, panel radiator, smoke alarm and wall-mounted central heating controls, with doors leading to the principal rooms.

The sitting room is a bright and spacious room with large upvc bay window and single windows to the front, two panel radiators, TV and telephone points, and an archway leading through to the kitchen.

The kitchen is fitted with a range of wall, base and drawer units with rolltop work surfaces over. There is a stainless steel single drainer sink with mixer tap, space and plumbing for a washing machine, built-in oven and four-ring hob with stainless steel extractor hood over, together with a built-in fridge/freezer unit and uPVC double glazed window to the front.

Bedroom One is a good-sized double bedroom with two uPVC double glazed windows to the front, TV point and panel radiator. A door leads through to the en-suite, which is fitted with a close-coupled WC, pedestal wash hand basin and shower cubicle. The room also benefits from a shaver point, splashback wall tiling, wall-mounted heated towel rail, extractor fan and uPVC double glazed window with obscure patterned glass.

Bedroom Two provides a further double bedroom with uPVC double glazed window to the front, radiator, TV point and telephone point.

Completing the accommodation is the bathroom, which features a white suite comprising close-coupled WC, pedestal wash hand basin and panel-enclosed bath with shower over. There is also splashback wall tiling, extractor fan, shaver point and wall-mounted heated towel rail.

Garden - The apartments do not have individual gardens.

Access - The development has an audio entry system for residents.

The development benefits from a shared internal stairway and lift, providing access to the first floor.

Parking - The property benefits from one allocated parking space within a communal residential car park.



Leasehold Information - The property is leasehold and we are advised that the lease was granted in 2010 for a term of 125 years. A ground rent of £377 per annum is payable, together with an annual service charge of £1,335 (2026)

SERVICES: We are informed that the property is connected to All mains services are connected to the apartment.

HEATING: Gas fired central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

COUNCIL TAX: Band A, set under Herefordshire County Council

DIRECTIONS: WHAT3WORDS ///dreaming.pinging.winners

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm

Details Last Updated: Thursday, 03 September 2026



NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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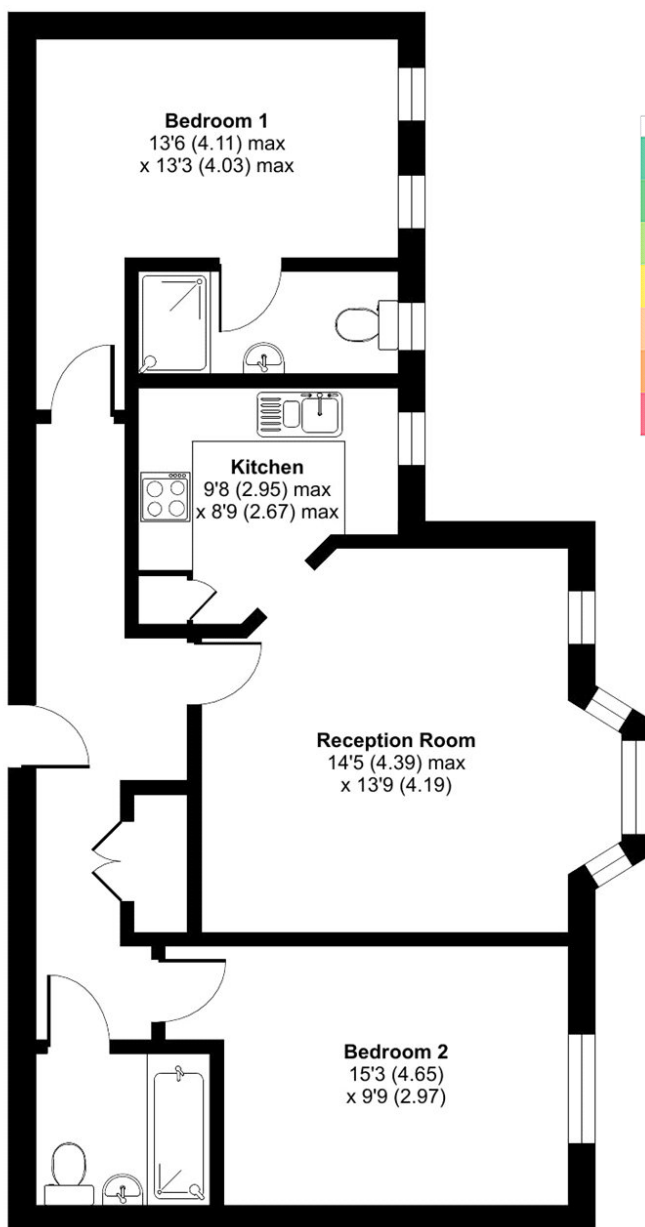
MCCARTNEYS LLP

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Victoria Road, Kington, HR5

Approximate Area = 752 sq ft / 69.9 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		