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6 The Mews, Kington Court, Victoria Road, Kington, Herefordshire, HR5 3BX

Offers in the Region of £125,000

A bright and deceptively spacious two-bedroom, two-bathroom ground floor mews apartment, situated within the popular Kington Court assisted living complex. The property benefits from extra-wide doorways, an on-site warden and pull-cord emergency alarms throughout, together with level walking access to local amenities. Positioned in a quiet rear part of the complex, the apartment enjoys a lovely sunroom opening onto a private patio area and communal gardens.







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Location - Kington Court is a quiet, purpose-built complex of retirement apartments with an associated social care facility. Residents benefit from a large, level communal garden incorporating patio areas and a pagoda, off-road parking and a manned visitor reception, together with an intercom entrance system.

The complex is conveniently situated within a short, level walk of the market town of Kington, where a range of local amenities can be found, including cafés, shops, a doctor's surgery, hairdressers, churches and a library.

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

Entrance Hall –
A spacious entrance hall accessed via the front door, featuring a large pine dresser, main alarm control panel, pull-cord emergency alarm and intercom system.

Kitchen / Lounge –
A generous, light-filled open-plan living space incorporating the lounge, dining area and kitchen. The lounge area is carpeted and benefits from a double-glazed window overlooking the rear garden, with vinyl flooring extending through the kitchen area.
The kitchen is fitted with a range of beech wood-effect wall and base units, complemented by laminate work surfaces and tiled splashbacks. Fittings include a stainless steel sink with mixer tap and drainer, integrated electric oven, four-ring electric hob, cooker hood and fridge

Dining / Sun Room –
A particularly pleasant, light and airy additional reception space, with two double-glazed windows enjoying views over the garden. French doors provide direct access onto an individual patio area within the communal gardens. Further features include Roman blinds and a pull-cord emergency alarm.

Bedroom One –
A good-sized double bedroom accessed from the entrance hall, with fitted triple wardrobe, bedside cabinet, pull-cord emergency alarm and double-glazed window to the side overlooking the garden.

En-suite Bathroom One –
Fitted with a contemporary white suite comprising a low-level WC, pedestal wash hand basin and walk-in shower enclosure with glazed screen and chrome fittings. Further features include wall-mounted accessibility handles, tiled splashbacks, shaving point, extractor fan and pull-cord emergency alarm.

Bedroom Two –
A further well-proportioned double bedroom, accessed from the open-plan living area, with pull-cord emergency alarm and double-glazed window to the rear. Alternatively, this room could provide a separate sitting room, offering flexibility to suit individual requirements.

En-suite Bathroom Two
Another well-appointed shower room, fitted with a white suite comprising a low-level WC, pedestal wash hand basin and walk-in shower enclosure with glazed screen and chrome fittings. Also benefiting from accessibility handles, tiled splashbacks, shaving point, extractor fan and pull-cord emergency alarm.







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Additional Information
Tenure: We have been advised that the property is leasehold, with approximately 75 years remaining on the lease (as at 2026).

Management & Service Charge: A service charge of £400 per month is understood to be payable, together with an annual ground rent of £192. Council Tax is payable separately. Please note that we are awaiting final clarification from the management company regarding these charges.

Occupancy: We have been advised that the property is subject to an age restriction, with occupancy limited to persons aged 65 or over.
Communal Facilities: Communal facilities are understood to include a residents' sitting room, dining room, laundry area and WC.

Agents' Note: The above information has been provided to us by a third party and is understood to be correct at the time of preparation. However, it has not been independently verified. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information, including the lease terms, remaining lease length, service charge, ground rent, management arrangements and occupancy criteria, through their solicitor prior to proceeding.



AGENTS' NOTE: The sale of the property is subject to the Grant of Probate being obtained.

SERVICES: We are informed that the property is connected to Mains water, drainage, and electric.

HEATING: Gas central heating.



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

COUNCIL TAX: Band A, set under Herefordshire Council.

TENURE: We are informed that the property is of Leasehold tenure.

DIRECTIONS: From McCartneys Kington Office, proceed down Duke Street and continue onto Victoria Road. Kington Court can be found on the right hand side. Visitors entrance via the main reception.

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

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

Details Last Updated: Tuesday, 10 November 2026

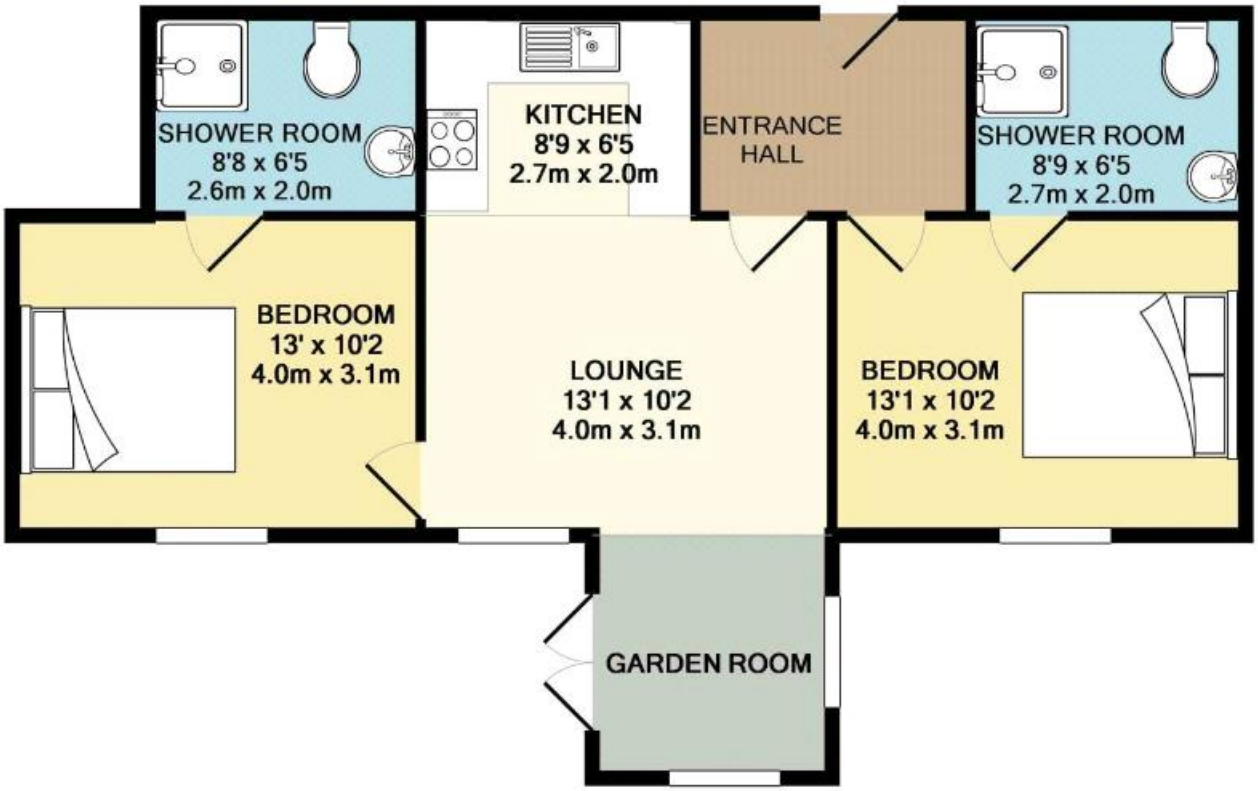


NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of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

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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REGISTERED NO: OC310186

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TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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