



Trivett Hicks



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



NEW STREET

1 New Street, Ross-on-Wye, Herefordshire, HR9 7DA

£92,500





## 1 New Street, Ross-on-Wye, Herefordshire, HR9 7DA

A ground floor apartment situated just a short distance from the centre of the market town of Ross-on-Wye which is currently let at £415.00 per calendar month, which represents a yield of 5.38% per annum. The property benefits from double glazing and gas central heating and comprises entrance hall, good size living/dining room, kitchen, bedroom and shower room. To the rear there is a small enclosed yard suitable for bin storage.

### Hall

Opening to:

### Lounge/Dining Room 16'5" x 17'7" (5.00m x 5.35m)

Double glazed window to front, double glazed window to side, double radiator, power points, light, central heating thermostat, opening to:

### Kitchen 6'4" x 9'11" (1.93m x 3.02m)

Fitted with a range of base and eye level units and cupboards, stainless steel sink unit, wall mounted gas boiler, plumbing for washing machine, space for fridge/freezer and space for cooker, skylight, radiator, doors to:

### Bedroom 9'1" x 11'10" (overall dimensions) (2.79m x 3.63m (overall dimensions))

Double glazed window to side, radiator, power points, light, door to storage cupboard.

### Shower Room

With shower cubicle with shower over and glass screen, pedestal wash hand basin, low-level WC, window to side, skylight.

### Yard

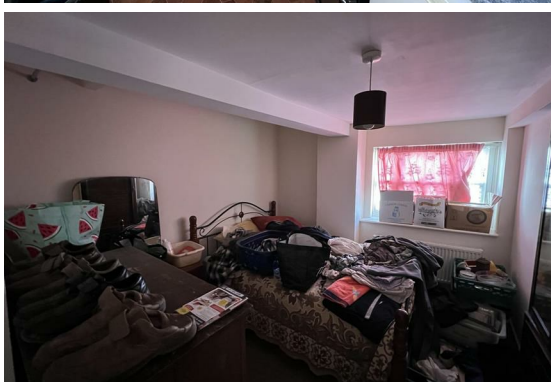
To the rear, accessed from the kitchen, is a very small enclosed yard.

### INDEPENDENT FINANCIAL ADVICE

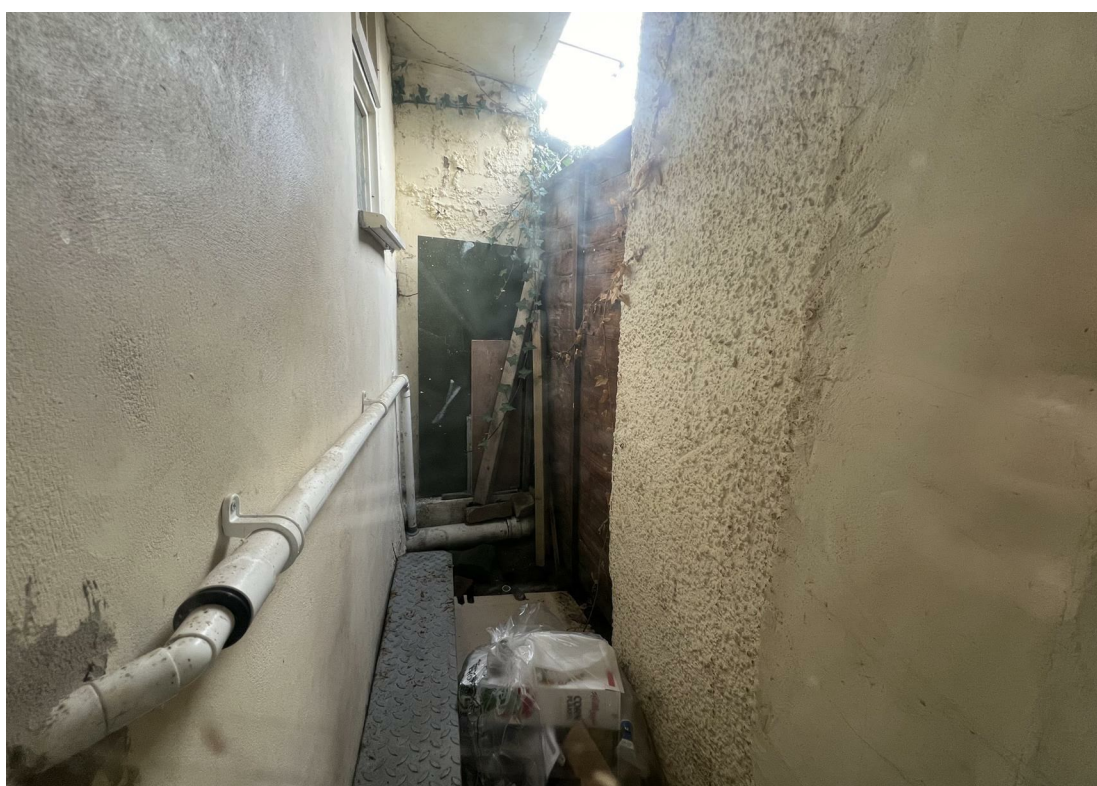
We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

### LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band A, £1,522.25 (2023/24)







#### MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic 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.

#### N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

#### TENURE

We are informed the property is Leasehold. Lease commenced 1st May 2003 for a term of 99 years. Ground Rent £1.00, service charge is based on a 50/50 contribution. It should be noted that the vendor is also the Freeholder to the Lease and is willing for a new extended lease to be provided.

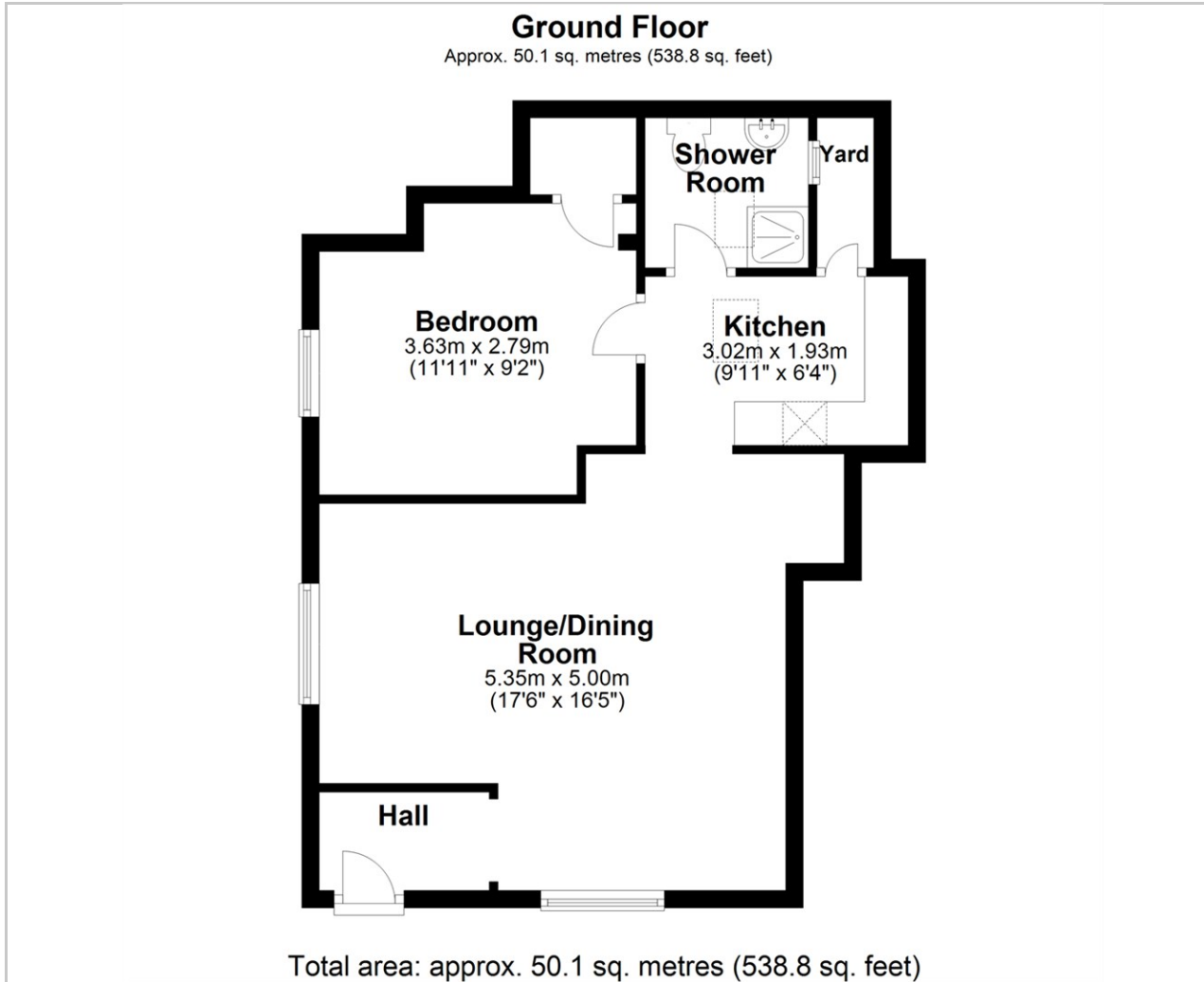
#### VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

#### DIRECTIONS

From our office in the centre of Ross proceed into New Street and continue (pedestrian only) to the furthest end where the property will be found on the right hand side.

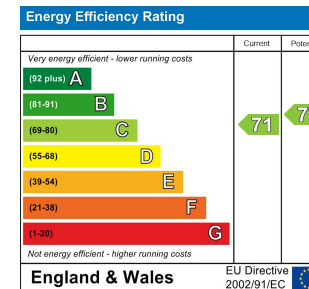
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**RELAX,  
YOU ARE IN  
SAFE HANDS**



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