



ROSS-ON-WYE

Guide price **£100,000**



19 GOODRICH COURT

Gloucester Road, Ross-on-Wye, Herefordshire HR9 5GD



First Floor One Bedroom Apartment
Close To Town Centre And Local Amenities
Communal Lounge Area

A well presented, spacious one bedroom, first floor retirement property situated in the charming Goodrich Court, in the picturesque and sought after market town of Ross-on-Wye.

The property is part of a complex that offers communal amenities. One notable feature is the communal lounge where residents can gather for various activities such as coffee mornings and various games. This communal space fosters a sense of community and provides opportunities for social engagement among the residents, promoting a vibrant and supportive living environment for those enjoying their retirement.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

From the hallway, doors lead to the lounge, shower room and bedroom. The lounge area is light and airy, suggesting an inviting atmosphere with plenty of natural light. This creates a pleasant environment for relaxation.

From the lounge, opening into the kitchen, which is well equipped with a range of wall, base and draw units, ensuring ample space for keeping kitchen essentials, space for fridge/freezer, built in oven and hob, with a window to the south aspect, which streams with light.

The bedroom features wardrobes, providing additional storage solutions and contributing to the overall functionality of the living space, along with a window to the front aspect.

Further to this, the shower room is fitted with a shower cubicle, wash hand basin and W.C, heated towel rail and extractor fan.

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KEY FEATURES

- First Floor One Bedroom Apartment
- Retirement Property with Lift to all floors
- Off Road Parking, Communal Gardens
- Communal Lounge And Laundry Facilities
- Close To Town Centre And Local Amenities



The development as a whole benefits from two laundry areas with washing and drying facilities, fully tiled with power and lighting. There is a residential lounge where the house manager can be found during working hours, tea and coffee making facilities. Also from the communal area, guest facilities can be found for a twin bedroom with en-suite facilities suitable for overnight stay for friends and family etc. The property is fully equipped with care alarm system which controls door entry and fire alarm.

Agents Notes:

A single resident must be over the age of 60 or if a couple, one must be over the age of 60 and the other 55 of over.

Leasehold 125 years. 101 years remaining

Ground rent £666.00 p/a

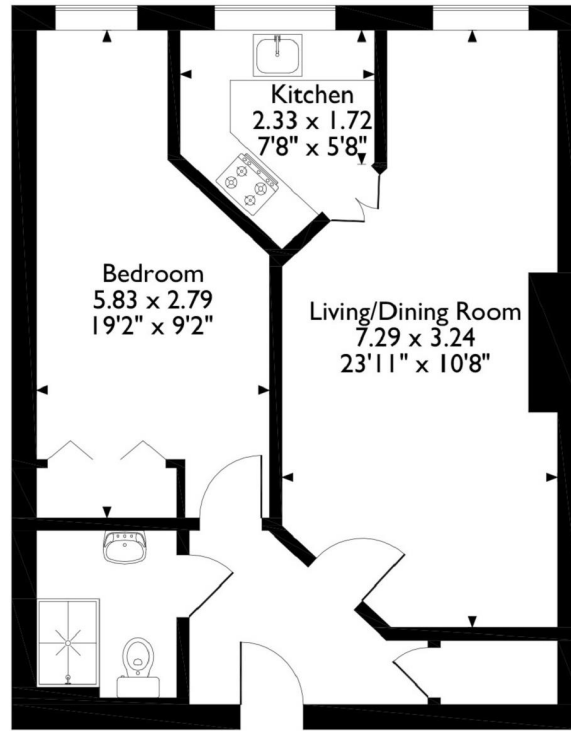
Service charge £4,187.80 p/a

STEP OUTSIDE

The property is accessed via a communal parking area, the communal gardens are well maintained and have a variety of shrubs and flowers, there is fencing surround.



Approximate Gross Internal Area
50 Sq M/538 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

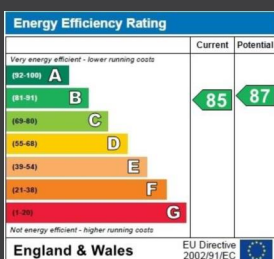
DIRECTIONS

From Ross-on-Wye town centre proceed down Gloucester Road turning left into Goodrich Court opposite the former Chase Hotel where the parking area can be found and the communal entrance hall is straight in front of you as per our sale board.



INFORMATION

Postcode: HR9 5GD
Tenure: Leasehold
Tax Band: B
Heating: Electric
Drainage: Mains
EPC: B



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