



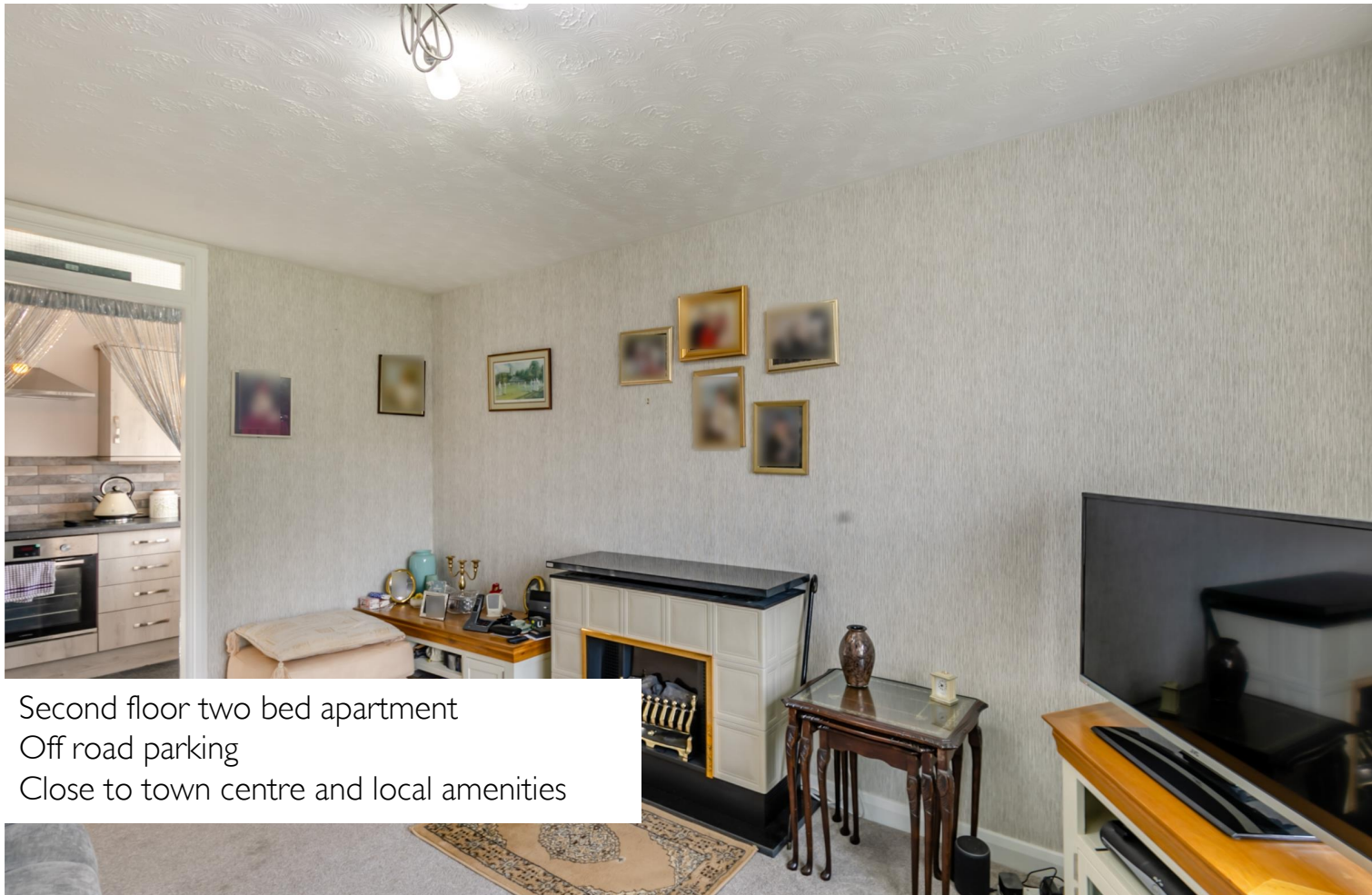
ROSS-ON-WYE

Guide price **£100,000**



31 FONTEINE COURT

Greytree Road, Ross-on-Wye HR9 7JU



Second floor two bed apartment
Off road parking
Close to town centre and local amenities

A two-bedroom, second floor retirement property situated in the popular Fontaine Court, in the picturesque town of Ross-on-Wye. The property benefits from having a fantastic community atmosphere and ethos, with a communal lounge being the perfect hub of this complex.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and restaurants.

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.

The property is accessed via a communal entrance hallway, where you have doors to the communal lounge and access to the lift which will take you to the second floor with access into this apartment.

The entrance hallway has storage cupboards and doors, which lead to the lounge, opening into the kitchen, two bedrooms and a bathroom.

The lounge is a well-proportioned room, with power points, television points and windows bringing in floods of light. From the lounge, there is an opening into the modern kitchen, which is well equipped with a range of fitted wall, base and drawer units, integrated appliances.

The bedrooms are well proportioned and the shower room is fitted with a modern three-piece shower suite.

Guide price
£100,000



KEY FEATURES

- Second floor two bed apartment
- Over 55's retirement property
- Off road parking
- Communal gardens
- Communal gardens and laundry facilities
- Close to town centre and local amenities



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

AGENTS NOTE:

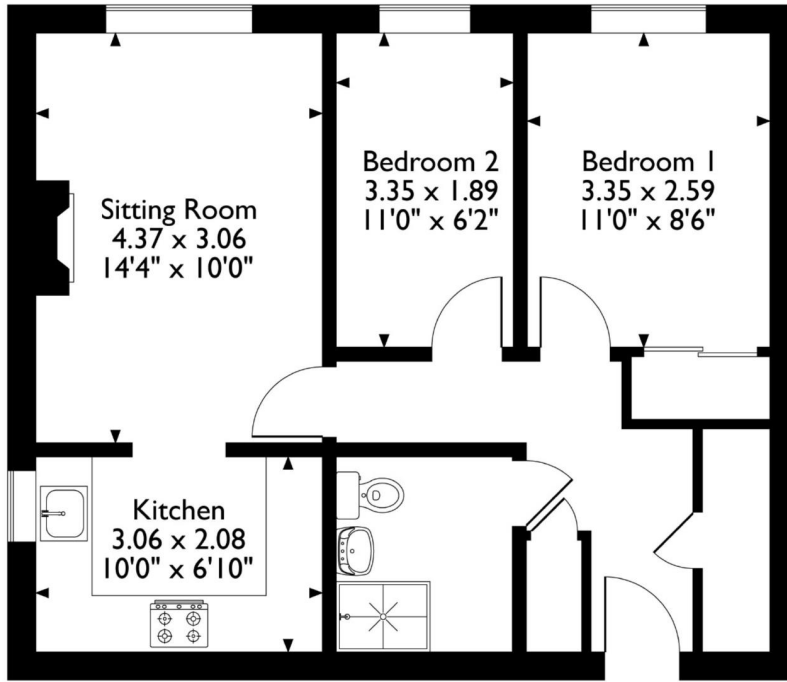
There are emergency alarm pull chords in every room.

Lease years remaining: 118 years (May 2024)

Maintenance charge: £158 per month



Approximate Gross Internal Area 52 Sq M/560 Sq Ft



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 the centre of Ross-on-Wye proceed down Broad Street and into Brookend Street. Proceed past Aldi on the left hand side and upon reaching the two mini roundabouts take the first left and then immediately left into Greytree Road, the access to Fontaine Court can be found a short distance via our for sale board.



INFORMATION

Postcode: HR9 7JU
Tenure: Leasehold
Tax Band: C
Heating: Electric
Drainage: Mains
EPC: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	46	76
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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