



ROSS-ON-WYE

Guide price **£280,000**



FLAT 3, THE BUTTERY

Merrivale Lane, Ross-on-Wye, Herefordshire HR9 5JF



Well presented 3 bedroom apartment
Exclusive gated residential development
Beautiful communal grounds with picturesque lake

Smartly presented first floor 3 bedroom apartment situated on an exclusive gated development in a popular residential area of Ross-on-Wye. Encompassing 2 floors, the apartment offers a pleasant living area, kitchen, ground floor shower room, first floor bathroom, 3 bedrooms and a delightful private balcony.

The property enjoys use of the spectacular communal grounds, which includes a large lake, dotted with reeds and fringed with generous lawns. There are many specimen trees scattered around the gardens, and a footpath with several benches surrounds the lake. There are 2 parking spaces to the front of the property.



Guide price
£280,000



KEY FEATURES

- Exclusive gated community
- Well presented 3 bedroom apartment
- Living room, kitchen, shower room, bathroom
- Private balcony off the kitchen
- Beautiful communal grounds with lake
- 2 parking spaces



STEP INSIDE



The property is approached through a gated entrance with electric powered gates.

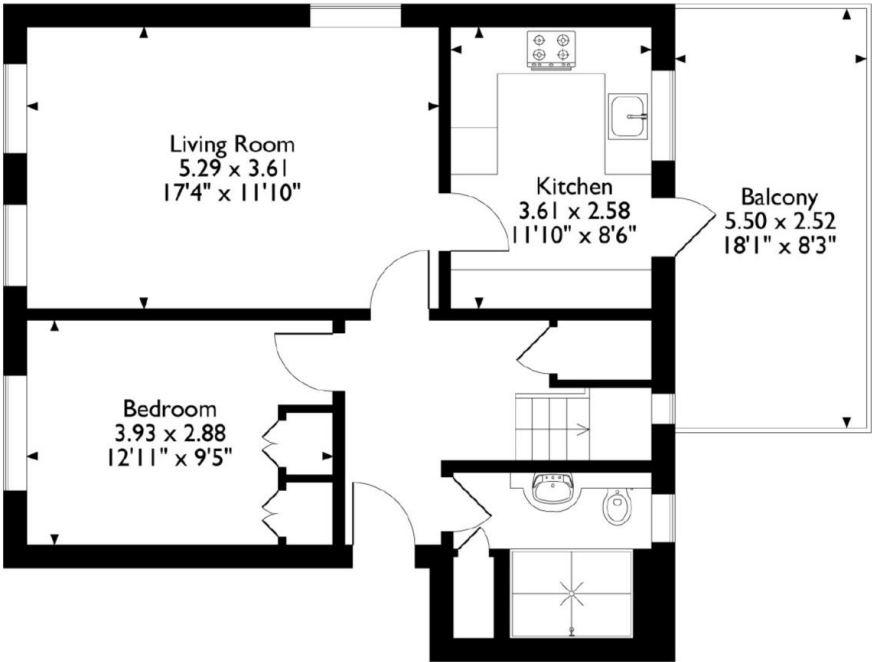
Entrance into a communal hallway.

The apartment is accessed via a door to a welcoming hallway leading through to a pleasant bright living room having three windows, fully fitted kitchen with integrated appliances and window overlooking the balcony. Soor out to Balcony. Bedroom with fitted wardrobes. Cloakroom. Shower room with window to side. Storage cupboard.

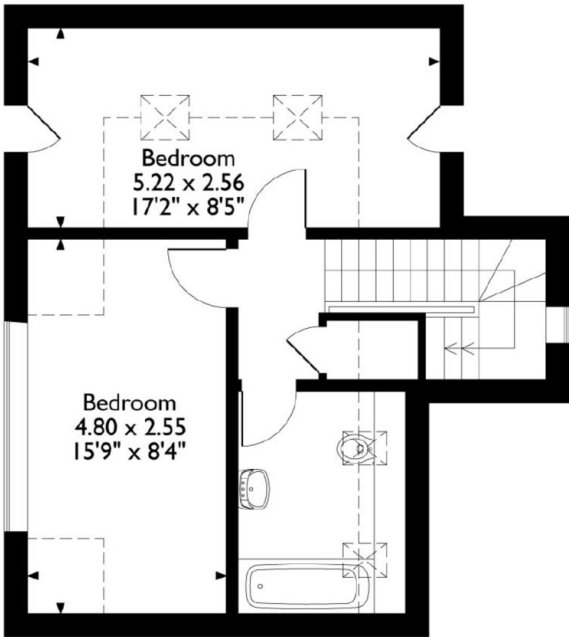
On the first floor is the landing with storage cupboard. Double bedroom, window with views towards Chase Woods. Bedroom with velux windows. Bathroom with bath with shower above.

Approximate Gross Internal Area

83 Sq M/894 Sq Ft



First Floor



Second Floor

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.

STEP OUTSIDE



There is access from the kitchen outside to the balcony which is delightful private place to sit and relax. .

The communal gardens are particularly impressive featuring a large, picturesque lake with reeds and Lilly pads, surrounded by generous lawned areas which are scattered with a selection of younger and more mature specimen trees. There are footpaths circling the lake with several benches offering a place to sit, relax and enjoy the scenery. Two parking spaces can be found at the front of the property.

AGENTS NOTE

LEASEHOLD: 999 year lease
STARTED in 2004.

Service charge £3,200 a year, paid in two instalments, but this includes ground rent and insurance
Dogs and cats are not permitted within the apartments.a.

INFORMATION

Postcode: HR9 5JF
Tenure: Leasehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From the town centre head along Copse Cross Street taking the second turning left for Alton Street. Take the second turning right in to Merrivale Lane and follow to the end where the entrance to Merrivale Farm will be evident on your left. The Buttery is then found ahead of you.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | 80 | 80 |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.