



ROSS-ON-WYE

Guide price **£80,000**



# 41 FONTEINE COURT

Ross-on-Wye, Herefordshire HR9 7JU



First Floor Two Bedroom Apartment  
Close To Town Centre and Local Amenities  
Communal Lounge and gardens

Located in the charming town of Ross-on-Wye, this two-bedroom retirement flat is situated on the first floor within the popular Fontaine Court development. Set apart from the main building, the property enjoys its own private entrance while still offering access to the communal lounge and a variety of social activities available to residents. Additional features include well-maintained communal gardens, a residents' car park, and a welcoming community environment. This property is available to those aged 55 and over.

A two-bedroom, first 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 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.

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### KEY FEATURES

- First floor Two Bedroom Apartment
- Over 55's Retirement Property
- Off Road Parking, Communal Gardens
- Communal Lounge and Laundry Facilities
- Close To Town Centre and Local Amenities



### STEP INSIDE

Accessed via a private entrance, the property opens into a hallway with stairs leading up to the first-floor landing. The accommodation comprises a spacious lounge/dining room, a well-appointed kitchen, two bedrooms, and a modern shower room

### STEP OUTSIDE

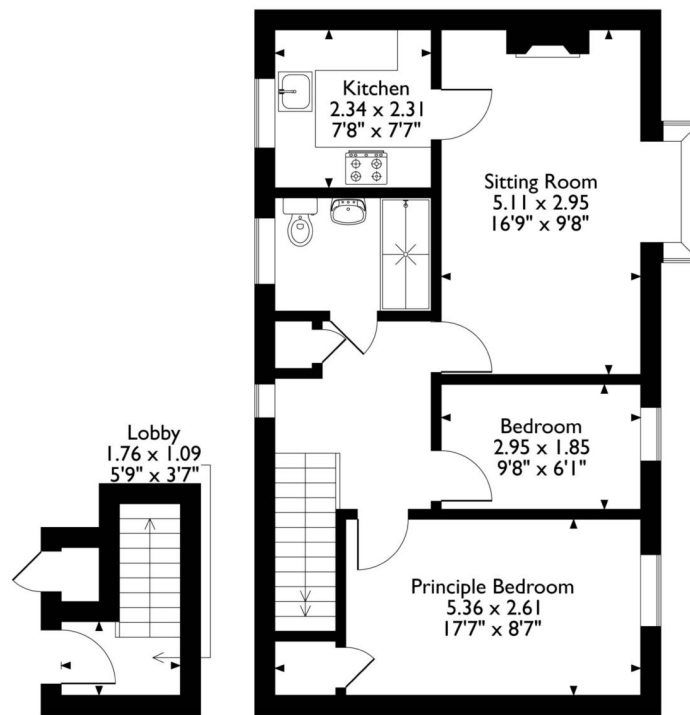
The property is accessed via gate into communal parking area, the communal gardens are well maintained and have a variety of shrubs and flowers, there is fencing surround.

### AGENTS NOTE:

Leasehold 116 years left on lease  
Service Charge £1,896.00 PA  
Over 55's



Approximate Gross Internal Area  
Main House = 56 Sq M/602 Sq Ft  
Outbuilding = 1 Sq M/11 Sq Ft  
Total = 57 Sq M/613 Sq Ft



**Ground Floor**

**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 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: D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-100)                                  |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 66      | 73        |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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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.