

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SECOND FLOOR TWO BEDROOM RETIREMENT APARTMENT, VIEWS OVER GARDENS. WALKING DISTANCE OF TOWN CENTRE & AMENITIES. 24 HOUR CARELINE SYSTEM & HOUSE MANAGER.

EPC C

38 Goodrich Court – Guide Price £94,000

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

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Goodrich Court

38 Goodrich Court is located on the second floor of the McCarthy & Stone development constructed some 23 years ago. With a House Manager, residents lounge, Guest Suite, Laundry Facilities and communal gardens the apartment offers independent living but with the reassurance of a 24-hour Careline system if required.

This Apartment offers a fitted kitchen with appliances, large square living room with fantastic views across Ross town centre towards St Mary's Church. There are also two bedrooms, the main bedroom being a generous size with built-in wardrobes and a larger than average bathroom.

Located on the edge of Ross Town in Gloucester Road, Goodrich Court is situated in an ideal position for accessibility of the town and its amenities, as well as the bus stops enabling travel to many locations.

Entrance Hall

Living Room 5.04m (16ft 3in) Maximum to recess x 4.44m (14ft 4in)

Kitchen 2.68m (8ft 8in) x 2.37m (7ft 8in)

Master Bedroom 6.43m (20ft 9in) x 2.92m (9ft 5in)

Bedroom Two 3.80m (12ft 3in) x 2.66m (8ft 7in)

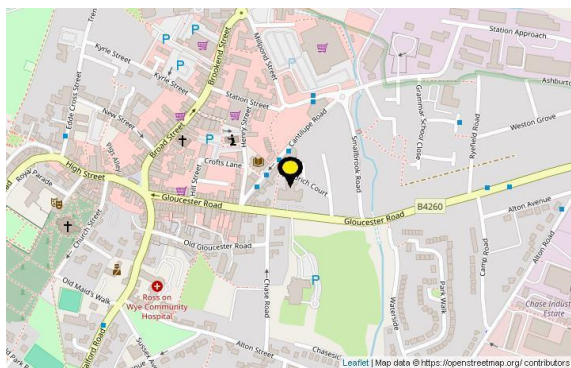
Bathroom

Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from 1999. The ground rent is £777.90pa and the annual service charge is £4224.69.



Directions

If walking from our office in Gloucester Road, turn right out of the door heading along Gloucester Road. Opposite the former Chase Hotel on the right, carefully cross the road, into the driveway and car park, in front of Goodrich Court.

What3words: ///sorters.conforms.undivided

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C.



Ross-on-wye Office
01989 768320

30 Gloucester Road, HR9 5LE
ross@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

Conditions under which Particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

