

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



GENEROUS, EXCEPTIONALLY WELL APPOINTED, ONE BEDROOM RETIREMENT APARTMENT SHORT STROLL TO SHOPS AND TOWNS FACILITIES. HOUSE MANAGER AND 24 HOUR CARE LINE. EPC C

Wallace Court £99,000 Guide Price

Flat 41 Station Street, Ross-on-wye, Herefordshire HR9 7FW



Wallace Court

Entrance Hall 2.68m (8ft 8in) x 1.78m (5ft 9in)
Living Room 6.04m (19ft 6in) x 3.51m (11ft 4in)
Kitchen 2.68m (8ft 8in) x 1.78m (5ft 9in)
Bedroom One 5.42m (17ft 6in) x 2.87m (9ft 3in)
Shower Room

Agents note:

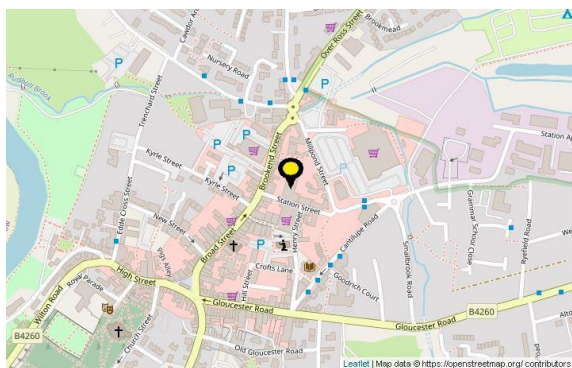
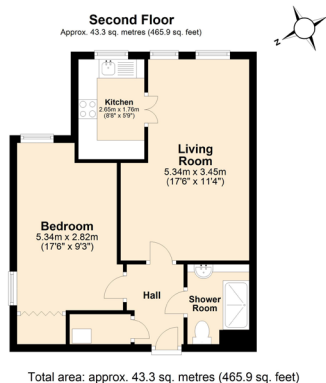
Please Note: It is a condition of purchase that a single resident must be over 60 years old, or if a couple, one must be over 60 and the other over 55 years old.

Directions

If walking from our office in Gloucester Road, proceed down Henry Street to the bottom where, at the junction with Station Street, take a left hand turn and Wallace Court is on the right hand side. The vehicular gates will enter as you drive up to them, the pedestrian gate is left unlocked during the day if you are on foot.

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 2006. The ground rent is £425pa and the annual service charge is £3236.26.

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 "B"

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
30 Gloucester Road, HR9 5LE
Tel: 01989 768320

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.