

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WELL-PROPORTIONED TWO-BEDROOM GROUND FLOOR APARTMENT ENJOYING A PEACEFUL YET CENTRAL LOCATION JUST A SHORT WALK FROM ROSS-ON-WYE TOWN CENTRE. THIS SPACIOUS PROPERTY BENEFITS FROM BRIGHT INTERIORS, GENEROUS ROOM SIZES, AND ITS OWN GARAGE, MAKING IT IDEAL FOR THOSE SEEKING CONVENIENCE, COMFORT, AND LOW-MAINTENANCE LIVING. EPC E

Flat 1 Palmerston Court - £195,000 Guide Price

Palmerston Road, Ross-on-wye, Herefordshire, HR9 5PJ

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Flat 1, Palmerston Court

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

A well-presented ground floor two-bedroom apartment located less than half a mile south of Ross-on-Wye town centre, enjoying a peaceful setting on the upper section of Palmerston Road. The property benefits from easy access to the town's full range of shops and amenities, while remaining tucked away from the bustle of Walford and Archenfield Roads.

Within walking distance are several useful facilities including local doctors' surgeries, the community hospital, tennis club, bowls club, and the popular Prince of Wales pub.

Constructed approximately 40 years ago, the property forms part of a brick-built development with tiled elevations and a double-pitched roof. The apartment is light and airy, with generously sized modern double-glazed windows-those to the rear being south-facing and attracting excellent natural light.

Internally, the property offers a spacious living room complete with fitted bookshelves, a well-equipped kitchen/breakfast room (all appliances included), and a recently refitted shower room with WC. Additional features include fitted carpets throughout and quality venetian blinds to all principal windows.

A single garage is conveniently located just off the rear courtyard. Viewing is highly recommended to fully appreciate the space, practicality, and location this apartment offers.

Entrance Hall

The welcoming reception hall features fitted carpets, coving to ceiling, and a storage/linen cupboard housing an insulated copper tank and immersion heater.

Storage

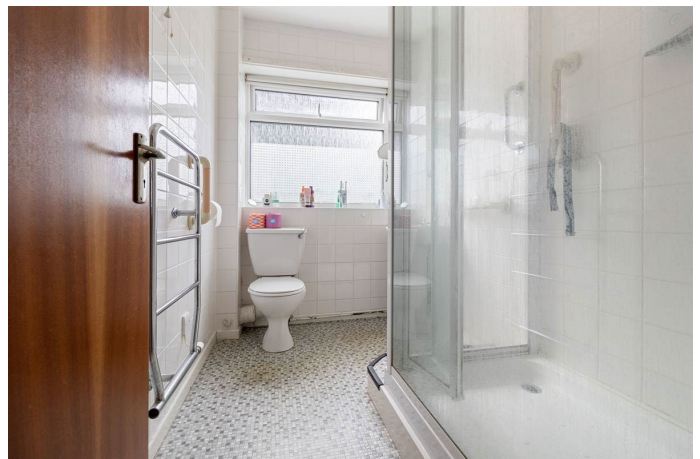
perfect for outdoor equipment or additional household storage/

Bedroom One 3.54m (11ft 5in) x 3.87m (12ft 6in)

Has a wide front-facing window, slimline storage heater, fitted carpet and adjustable shelving.

Bedroom Two 4.44m (14ft 4in) x 3.04m (9ft 10in)

Enjoys a sunny southern outlook and also includes a slimline night storage heater and fitted carpet.





Living Room 4.54m (14ft 8in) x 3.87m (12ft 6in)

Featuring an entire wall of fitted shelving and an impressive 8ft wide double glazed window that floods the room with natural light and offers a lovely outlook over the communal lawn and gardens opposite.

Kitchen 4.06m (13ft 1in) x 2.92m (9ft 5in)

offers excellent functionality, with granite-effect worktops, integrated Fridgemaster appliances, Miele dishwasher, stainless steel sink, and full-depth larder. The south-facing aspect and large window ensure plenty of natural light.

Shower Room

Includes a large walk-in glazed cubicle with Mira electric shower, pedestal wash hand basin, low-level WC, and full wall tiling. Additional features include a heated towel rail, Dimplex draught heater, and frosted double-glazed window.

Garage 5.42m (17ft 6in) x 3.10m (10ft)

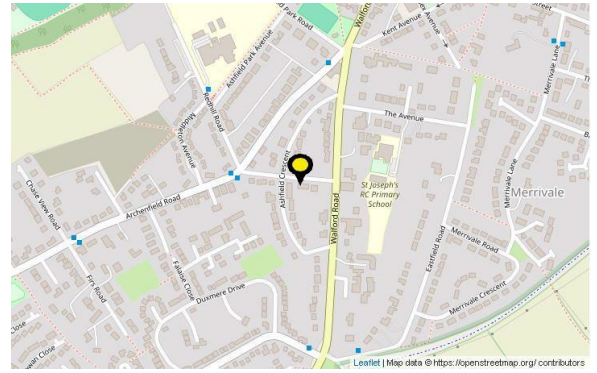
located at the end of the block with an up-and-over door and recently replaced flat felt roof.

Outside

Outside, a paved pathway leads from the tarmac driveway and garage block to the apartment's entrance.

Directions

Leave the stone built Market House in the Centre of Ross Taking the b4234 southwards towards Walford. After passing the prince of Wales pub on your right, take the second right turning into Palmerston Road. After driving past the front elevation of Palmerston Court on your left, turn left into the courtyard, and park in front of the garage, furthest away from you, this garage belonging to Number One.



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 999 year lease from 1989. The ground rent is £298pa and the annual service charge is £702.90.

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

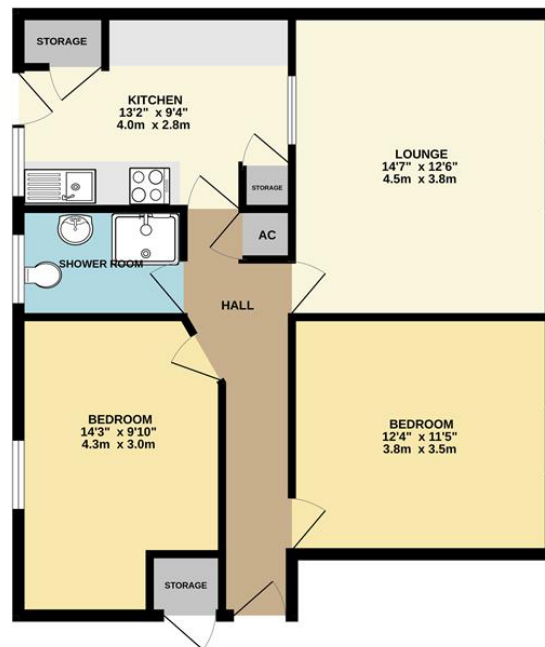
COUNCIL TAX BAND "B"

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 E(50).

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 3.0.0.2

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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.



Ross-on-wye Office
30 Gloucester Road, HR9 5LE
01989 768320

