

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



FIRST FLOOR RETIREMENT APARTMENT OVERLOOKING FORMER CHASE HOTEL. REFITTED KITCHEN AND SHOWER ROOM. 24HR CARELINE. EPC B

Flat 19 Goodrich Court £69,950 Guide Price

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



Flat 19 Goodrich Court

Entrance Hall

Front door leads into the entrance hall with large storage cupboard and doors to

Living Room 7.41m (23ft 11in) x 3.30m (10ft 8in)

A light and welcoming living room with a feature fireplace. Window to front elevation looking towards the former Chase Hotel. Carpet. Storage heater. Doors lead through to

Kitchen 2.37m (7ft 8in) x 1.75m (5ft 8in)

An exceptionally attractive fitted kitchen with a range of floor and wall mounted cream Shaker style units with wooden worktop over. Sink and drainer. Integrated oven, hob and microwave. Window to front elevation.

Bedroom 5.94m (19ft 2in) x 2.84m (9ft 2in)

A good sized bedroom with window to front elevation with blinds and curtains. Fitted wardrobes. Storage heater. Carpet.

Bathroom

Glazed shower cubicle. Wash hand basin with vanity unit and w.c. Tiled walls and useful storage shelving.

Outside

The residents lounge and the Managers Office is easily accessible via the lift. From here there is direct access into the communal gardens.

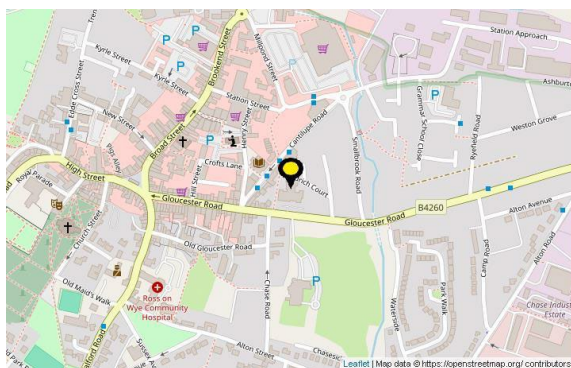
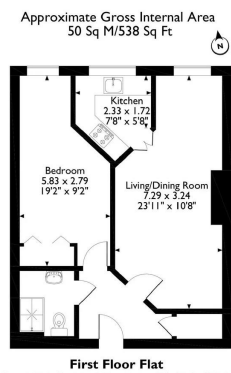
It is a condition of purchase that a single resident must be over 60 years old, or if a couple, one must be over 60 and the other over 55 years old.

Directions

From our office in Gloucester Road turn right and head towards the former Chase Hotel. The main entrance and car park for Goodrich Court is directly opposite.

Services

We have been advised that mains water, drainage and electricity 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 1st May 1999. The ground rent is £777.90 a and the annual service charge is £2,816.49pa.

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. [iewing](#)
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 B.



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