



11 Aston Court
Aston Ingham, Ross-On-Wye HR9 7LS



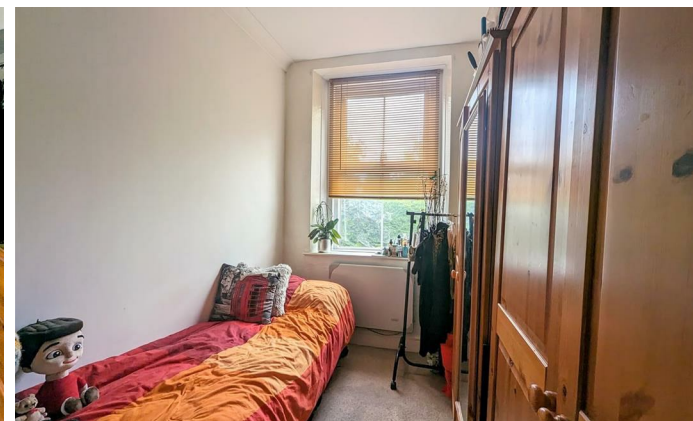
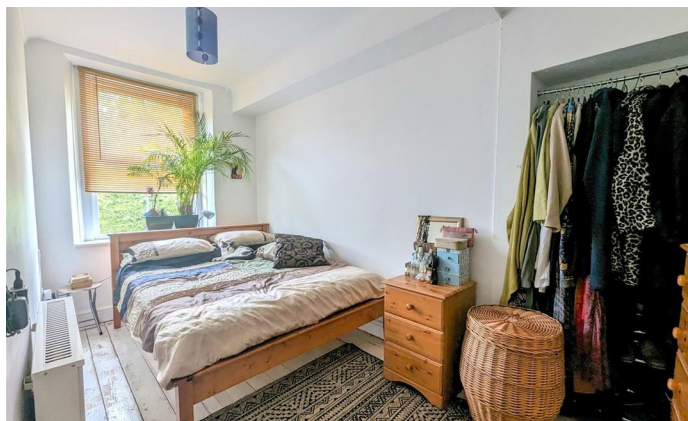
STEVE GOOCH
ESTATE AGENTS | EST 1985

£159,950

A TWO BEDROOM GROUND FLOOR APARTMENT situated in the HISTORIC ASTON COURT RESIDENCE, having OPEN PLAN KITCHEN / LIVING ROOM with COMMUNAL GROUNDS AND GARDENS APPROACHING ONE AND A HALF ACRES, situated in a PRIVATE LOCATION in the VILLAGE OF ASTON INGHAM.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring village of Aston Crews. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.





The property is accessed via wooden door into:

ENTRANCE HALL

Wooden flooring, door to airing cupboard with refitted immersion tank, door to:

OPEN PLAN KITCHEN / LIVING AREA

17'06 x 12'06 (5.33m x 3.81m)

The kitchen area has a range of base, wall and drawer mounted units, rolled edge worktops, single bowl stainless steel sink unit with mixer tap above, Rangemaster range cooker with feature brick surround, space and plumbing for washing machine, space for fridge / freezer, power points, appliance points, built-in storage cupboards.

The living area has two electric programmable radiators, power points, television point, coving, front aspect double glazed UPVC window and further front aspect double glazed UPVC windows.

BEDROOM 1

14'04 x 7'07 (4.37m x 2.31m)

Electric programmable radiator, power points, alcove with hanging space for storage, side aspect double glazed UPVC window.

BEDROOM 2

10'01 x 6'10 (3.07m x 2.08m)

Electric panel heater, power points, coving, side aspect double glazed UPVC window.

BATHROOM

7'07 x 5'03 (2.31m x 1.60m)

White suite comprising of panelled bath with shower off the mains above, pedestal wash hand basin, low-level WC, part tiled walls, tiled flooring.

OUTSIDE

A driveway leads up to the communal off road parking area. The property sits in generous communal gardens and grounds which wrap around the property. There are numerous lawned and mature garden areas, an allotment / vegetable patch area, an area with washing lines for the drying of clothes.

SERVICES

Mains water and electric, shared private drainage.

AGENT'S NOTE

Service charge payable at £160 per month. Ground rent is approximately £10 per annum.

The building benefits from having a high tech fire alarm system.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Leasehold. 949 years remaining as at 2023.

As an owner of one of the properties at Aston Court you will own 1/10th of the management company who in turn own the freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

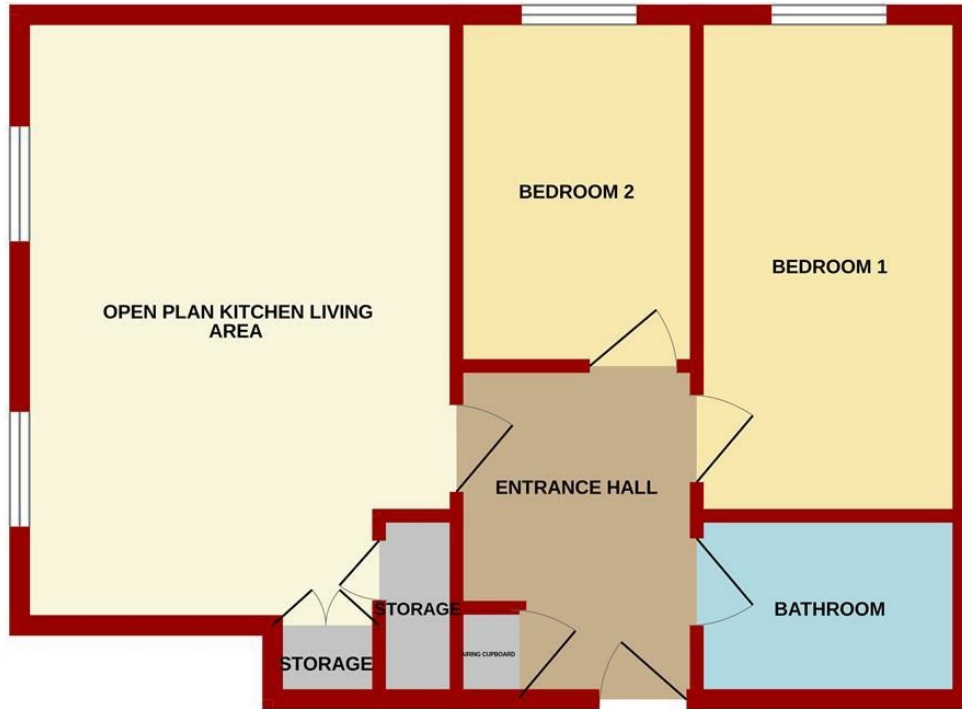
From Newent, proceed along the B4221 towards Kilcot and Gorsley passing the Kilcot Public House, down the hill and turn left towards Aston Ingham and Mitcheldean. Proceed along here into Aston Ingham until you see a turning left just after the Church into a private driveway and this leads to Aston Court.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	83	England & Wales		EU Directive 2002/91/EC	55

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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