



**38 Goodrich Court**  
Ross-on-Wye, Herefordshire, HR9 5GD



**MORRIS  
BRICKNELL**





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**Guide:**  
**£100,000**

**Second Floor Two Bedroom Retirement Apartment**

**Large Light Living Room**

**20' Main Bedroom with Built-in Wardrobes**

**Views Over Gardens Towards Ross**

**Walking Distance to Town Centre & Amenities**

**24 Hour Careline System & House Manager**

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.

**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.

**Service Charge:** £6,281.54 per annum. This is paid in two instalments at six monthly intervals and covers water rates, unlimited use of the launderette, heating, lighting and maintenance of the common parts, buildings insurance and maintenance of the gardens.

**Ground Rent:** £777.90 per annum. Paid in two instalments, half yearly in September and March.

**Note:** The charges are reviewed annually prior to the September payment

**Tenure:** Leasehold, 125 years beginning 1 May 1999



**BT Broadband Availability Speeds:** Up to 73Mb  
(Quoted from [www.bt.com/broadband/availability](http://www.bt.com/broadband/availability) by using the property's postcode)

**Services:** Mains Water, Drainage and Electricity. Storage Heaters.

**Outgoings:** 'C' Council Tax Band **EPC Rating:** 'C' (Full EPC Rating available)

**To View:** Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

**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.

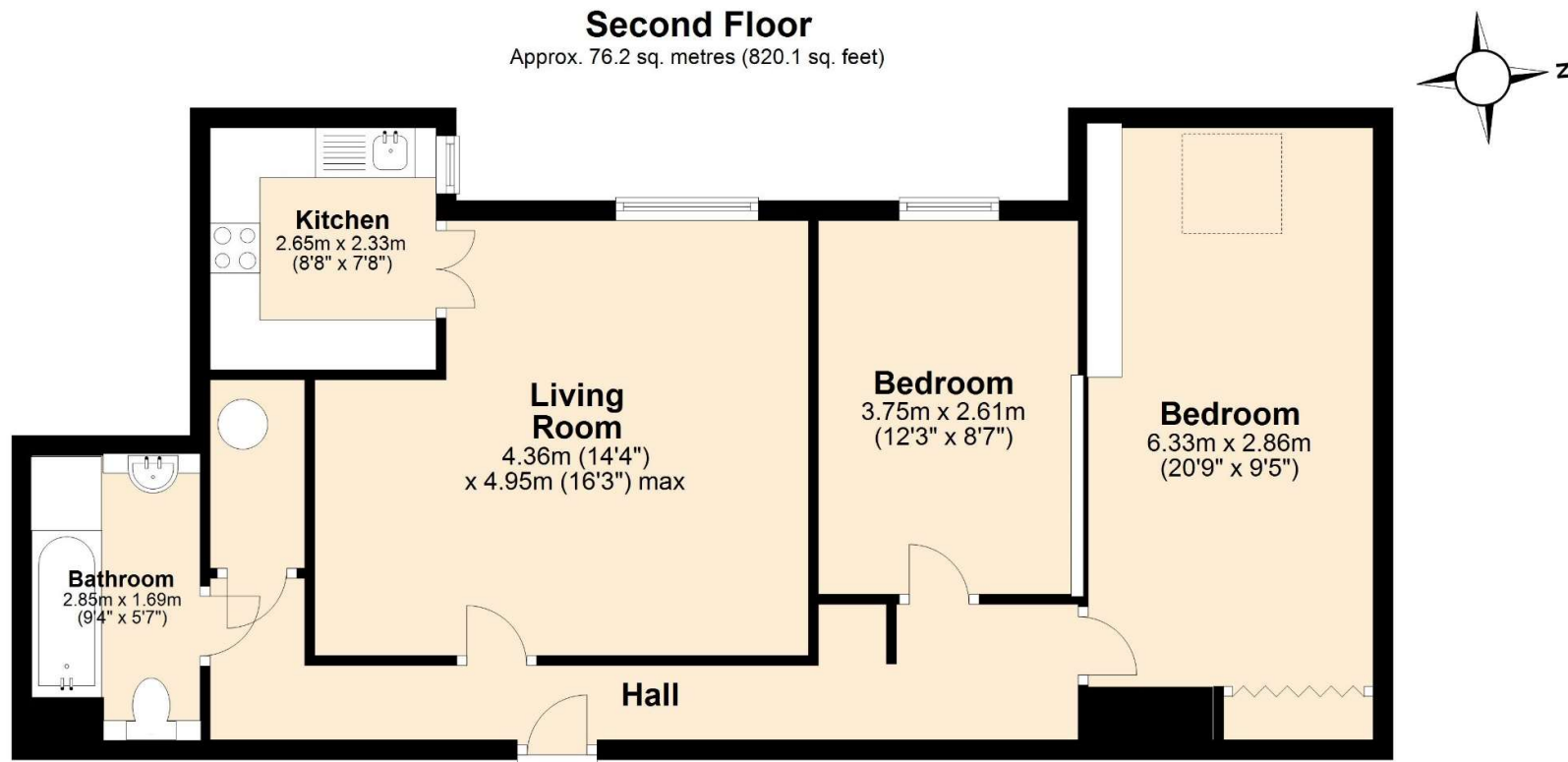
**What3words:** [///sorters.conforms.undivided](https://www.what3words.com/sorters.conforms.undivided)

**Money Laundering Regulations:** To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.



**IMPORTANT NOTICE:** Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 76.2 sq. metres (820.1 sq. feet)



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