



43 Goodrich Court

Ross-on-Wye, Herefordshire, HR9 5GE



MORRIS  
BRICKNELL







**43 Goodrich Court,  
Ross-on-Wye, Herefordshire, HR9 5GE**

**Guide:  
£94,000**

**Two Bedroom First Floor Apartment**

**Dual Aspect Sitting Room**

**Spacious Entrance Hall with Two Storage Cupboards**

**Larger than Average Second Bedroom/Dining Room**

**House Manager and 24 Hour Careline System**

Apartment 43 is located on the first floor of Goodrich Court and forms part of the McCarthy & Stone development constructed over 20 years ago. With a House Manager, residents lounge and communal gardens the apartment offers independent living but with the reassurance of a 24-hour Careline system if needed.

This Apartment offers a spacious, dual aspect living room with adjoining kitchen with outlook towards Cantilupe Road, two large double bedrooms, shower room and w.c. and two generous storage cupboards accessed from the spacious entrance hall.





Located on Cantilupe Road, it is ideally situated for direct access to Ross town and its amenities, as well as to all the bus stops enabling travel to many locations, yet is still easily accessible to the residents lounge and Managers Office.

**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:** £4,224.69 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.

**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 and carefully cross the road heading towards Hale Jackson Knight. Proceed along Cantilupe Road passing the Library on your left hand side. The entrance to Goodrich Court is just past this on the right hand side.

**What3words:** ///hears.bring.flush

**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.



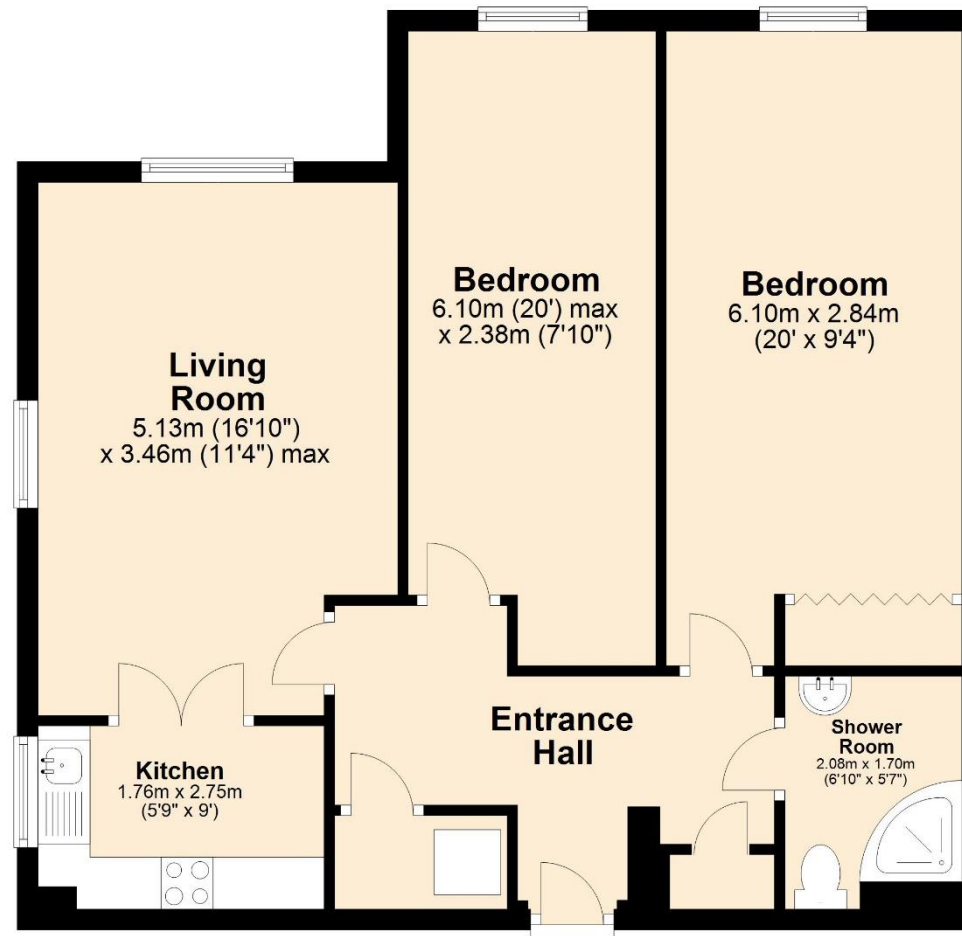


**IMPORTANT NOTICE:** Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept 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

### First Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.5 sq. feet)

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