



GOODRICH COURT

SALT - GRIT

NO

PARKING

15 Goodrich Court
Ross-on-Wye, Herefordshire, HR9 5GD



MORRIS
BRICKNELL





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Guide:
£110,000

One Bedroom, Ground Floor Apartment

Living Room with Door Opening onto Patio Area

Well Positioned Apartment for Residents Lounge, Laundry and Gardens

Walking Distance to Ross Town Centre

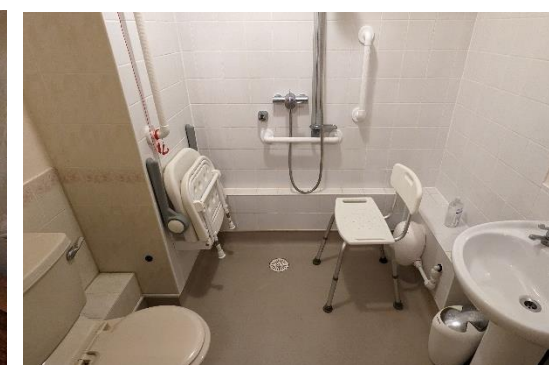
24 Hour Careline System & House Manager

Apartment 15 is located on the ground floor of Goodrich Court in a most accessible location to all of the facilities, including house managers office, residents lounge, laundry, main entrance and car park.

Goodrich Court was constructed by McCarthy & Stone some 23 years ago and is well regarded within the local area as a friendly and social complex, which enables residents to still maintain independent living.

The apartment has the benefit of access from the living room directly onto a small patio to the front of the building.

For those concerned with not having a second bedroom, there is a guest suite nearby, which is available at £25 per night for a double occupancy. It is also a little known fact that residents of a First Port managed establishment such of this, can rent the guest suite



at any other First Port managed property in the country, giving very reasonably priced accommodation for either a short break or visiting family in other parts.

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: £2,816.49 per annum. This is paid in two instalments at six monthly intervals and covers water rates, use of the launderette. Heating, lighting and maintenance of the common parts, buildings insurance and maintenance of the gardens.

Ground Rent: £ 666.78 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 by using the property's postcode)

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

Outgoings: 'B' 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: ///immunity.skins.constants

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.

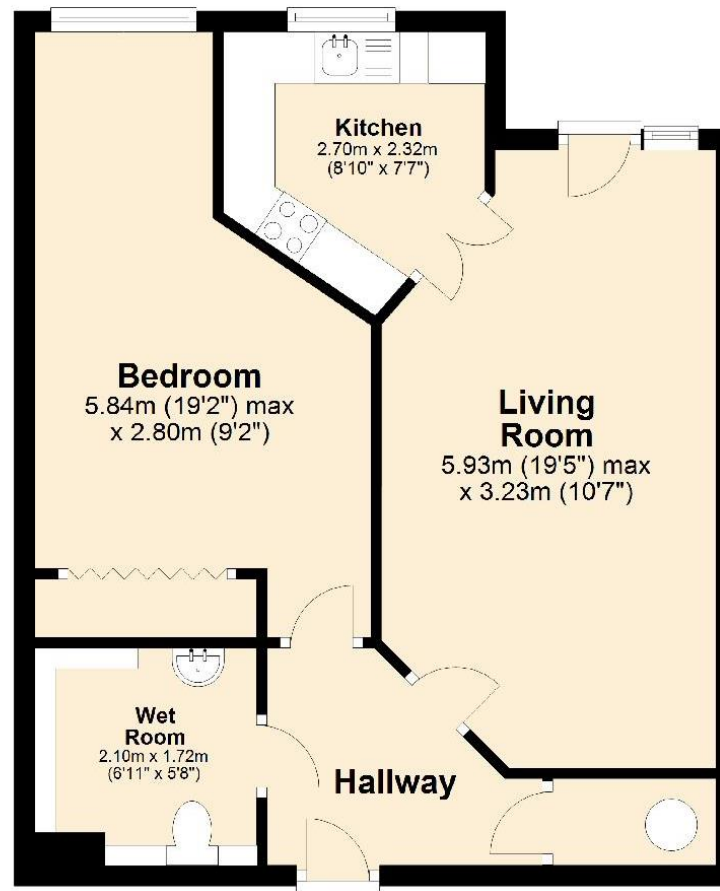
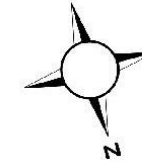


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 49.4 sq. metres (532.2 sq. feet)



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