



41 Goodrich Court  
Ross-on-Wye, Herefordshire, HR9 5GE



MORRIS  
BRICKNELL





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

**Guide:  
£115,000**

**One Bedroom Ground Floor Apartment**

**Sitting Room Opens Onto Patio & Gardens**

**Recently Fitted Kitchen incl. Integral Dishwasher**

**Bedroom with Dressing Room/Study**

**House Manager and 24 Hour Careline System**

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Apartment 41 is located on the ground floor of Goodrich Court and forms part of the McCarthy & Stone development constructed over 20 years ago. With a residents lounge and communal gardens the apartment offers independent living but with the reassurance of a 24-hour Careline system if needed.

This Apartment is situated on the ground floor, and offers spacious accommodation with a door from the sitting room opening onto a patio and gardens. The modern kitchen provides ample storage as well as an integral dishwasher.

The bedroom has the added benefit of an adjoining dressing room/study with built in wardrobes. The modern bathroom also offers a bath with shower over and w.c.



Accessed from the entrance hall is a generous storage cupboard.

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.

**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:** £4187.70 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:** '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:** [///important.retailing.text](https://www.what3words.com/important.retailing.text)

**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.

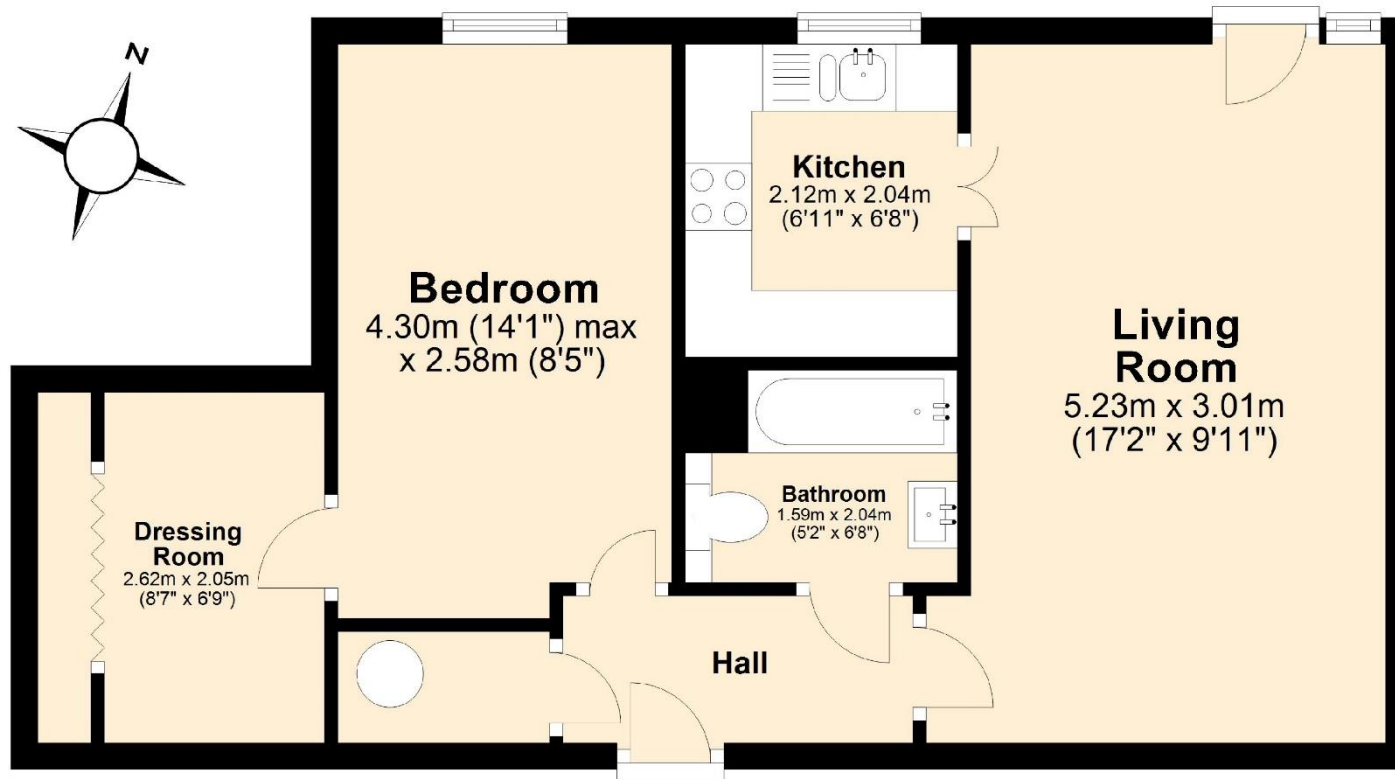


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

## Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)



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