



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



MORRIS
BRICKNELL





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Guide:
£149,000

Beautifully Presented, Spacious Two Bedroom First Floor Apartment

26' Master Bedroom with En-Suite Shower Room

27' South Facing Living Room with Outlook Towards Former Chase Hotel

Recently Fitted Kitchen & En-Suite Bathroom

19' Second Bedroom/Study

House Manager and 24 Hour Careline System

Apartment 20 is located on the first 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.

The large and welcoming entrance hall leads through to the 27' living room with windows looking towards the grounds of the former Chase Hotel. Benefiting from being south facing this room is filled with natural light. From here there is access to the recently refitted kitchen.

There are two bedrooms, the second being 19' and the main 26' bedroom having the added benefit of an en-suite shower room. There is also a separate bathroom, together with two generous storage cupboards.



The apartment has been tastefully decorated and is one of the best presented apartments we have dealt with. For anyone considering an apartment at Goodrich Court, we strongly recommend an internal viewing.

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.

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. New Boiler Fitted 2018

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 opposite the former Chase Hotel on the right, carefully turn left into the driveway and car park in front of Goodrich Court.

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.



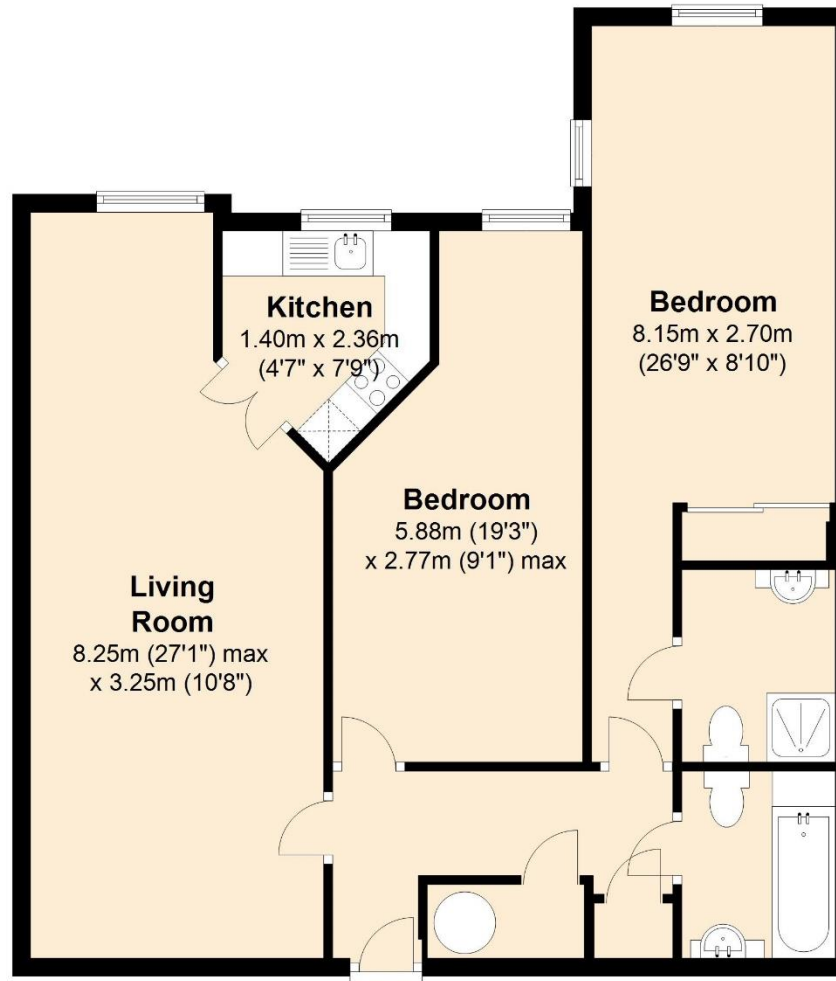


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

Ground Floor

Approx. 79.0 sq. metres (850.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.3 sq. feet)



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