



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



**MORRIS
BRICKNELL**





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

Guide:
£125,000

Spacious Two Bedroom First Floor Apartment

17' L-Shaped Living Room with Juliette Balcony Overlooking Gardens

New Carpets Fitted Throughout

Easy Access to Lift and Residents Lounge

13' Second Bedroom/Study

House Manager and 24 Hour Careline System

Apartment 31 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 apartment has a generous entrance hall, which leads to the 17' lounge with double doors opening onto the Juliette balcony providing views across the communal gardens towards Chase Hill beyond. Double doors open through to the fitted kitchen.

The main bedroom has built in wardrobes to one wall, with the second bedroom offering the versatility of being either a bedroom or study. The bathroom has a bath with an electric shower over, as well as a most useful storage cupboard.



The apartment has new carpets fitted throughout.

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 by using the property's postcode)



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

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

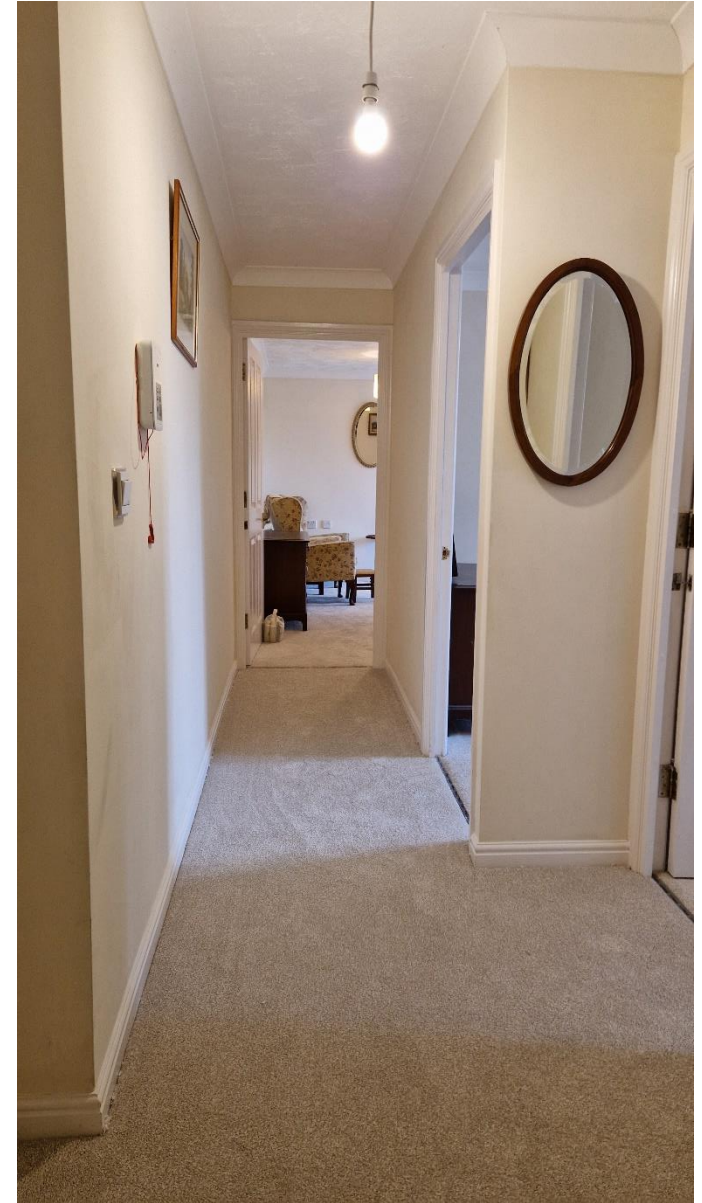
To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

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: ///fetches.goes.exhaling

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.



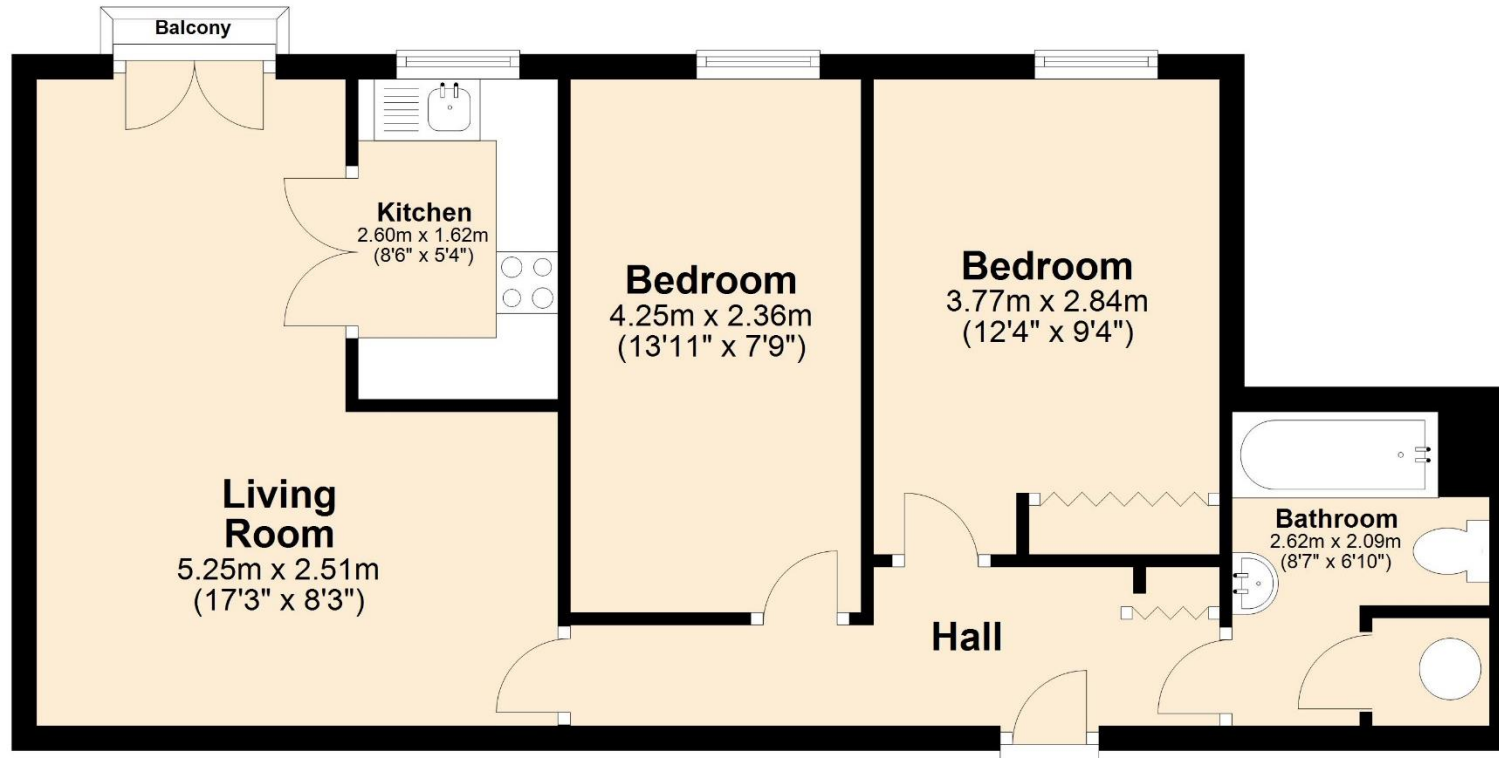
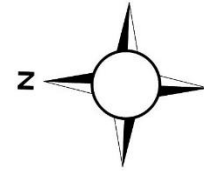


IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility 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. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 56.1 sq. metres (603.4 sq. feet)

MB

01989 768320
info@morrisbricknell.com
www.morrisbricknell.com

30 Gloucester Road
Ross-on-Wye
HR9 5LE