



56 Goodrich Court

Ross-on-Wye, Herefordshire, HR9 5GE

MB

MORRIS
BRICKNELL





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

**Guide:
£65,000**

One Bedroom First Floor Apartment

Sitting Room with Juliette Balcony Overlooking Gardens

Well Proportioned 8' Kitchen

Large Bathroom with Shower

House Manager and 24 Hour Careline System

Apartment 56 is located on the first floor of Goodrich Court and forms part of the McCarthy & Stone development constructed over 20 years ago. With a resident's 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 first floor and offers spacious accommodation. The 14' living room has a Juliette balcony and double doors, providing views across the gardens below and Chase Woods beyond. The well proportioned 8' kitchen provides ample space and storage.

The bedroom has a window overlooking the garden, and the large bathroom has the benefit of a built in shower.





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 resident's 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: £2,816.49 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: £666.78 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: '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: [///gather.washable.surgin](https://www.what3words.com/#!/gather.washable.surgin)

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.

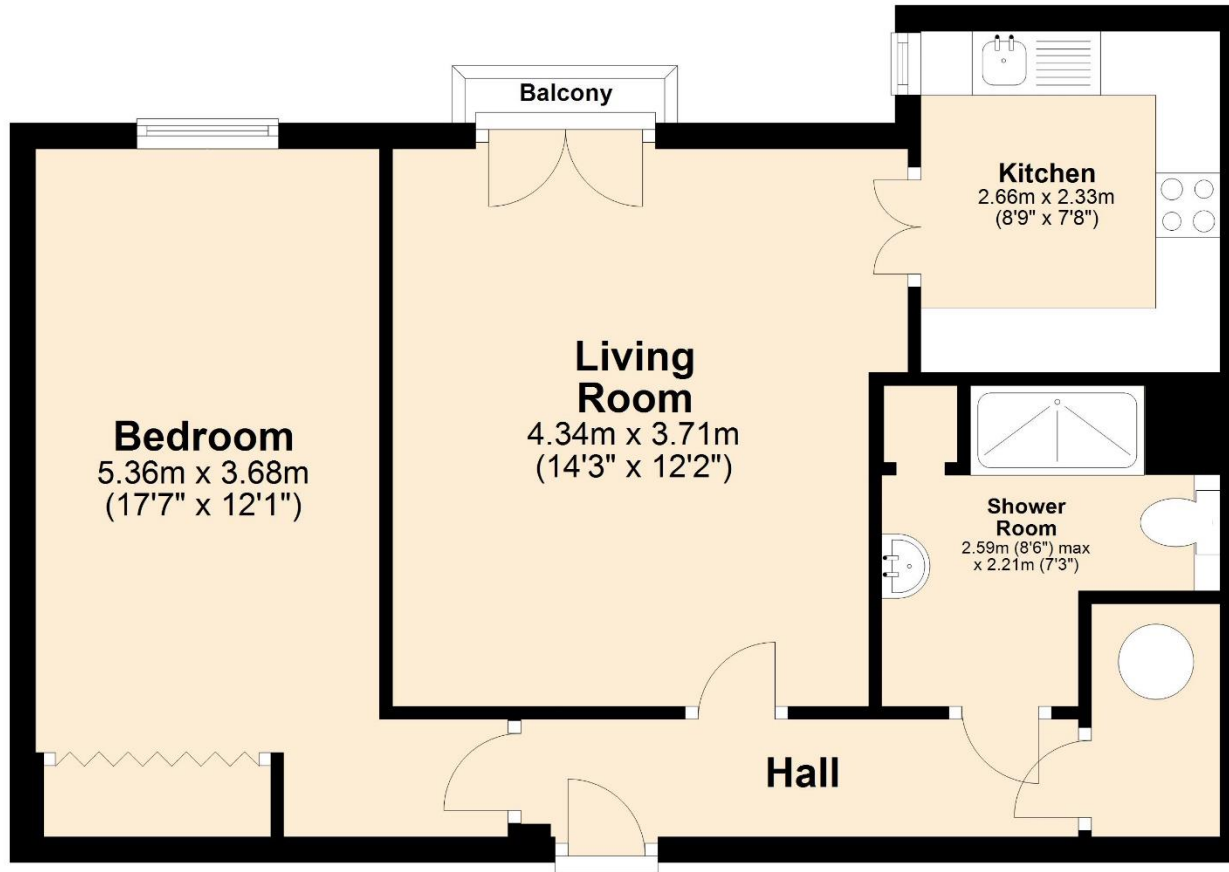
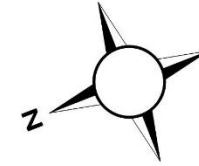


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

First Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 49.1 sq. metres (528.4 sq. feet)

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