



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



MORRIS
BRICKNELL





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Guide:
£145,000

Beautifully Presented, Spacious Two Bedroom Second Floor Apartment

26' Master Bedroom with En-Suite Shower Room

26' Living Room with Outlook Towards Former Chase Hotel

Kitchen & Main Bathroom

19' Second Bedroom with Built in Wardrobes

House Manager and 24 Hour Careline System

Apartment 34 is located on the second 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.

The large and welcoming entrance hall leads through to the 26' living room with windows looking towards the grounds of the former Chase Hotel. From here there is access to the 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 with shower, together with two generous storage cupboards.



The apartment is spacious and well presented, filled with natural sunlight and is easily accessible from the lift. 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: £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: 'D' 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)

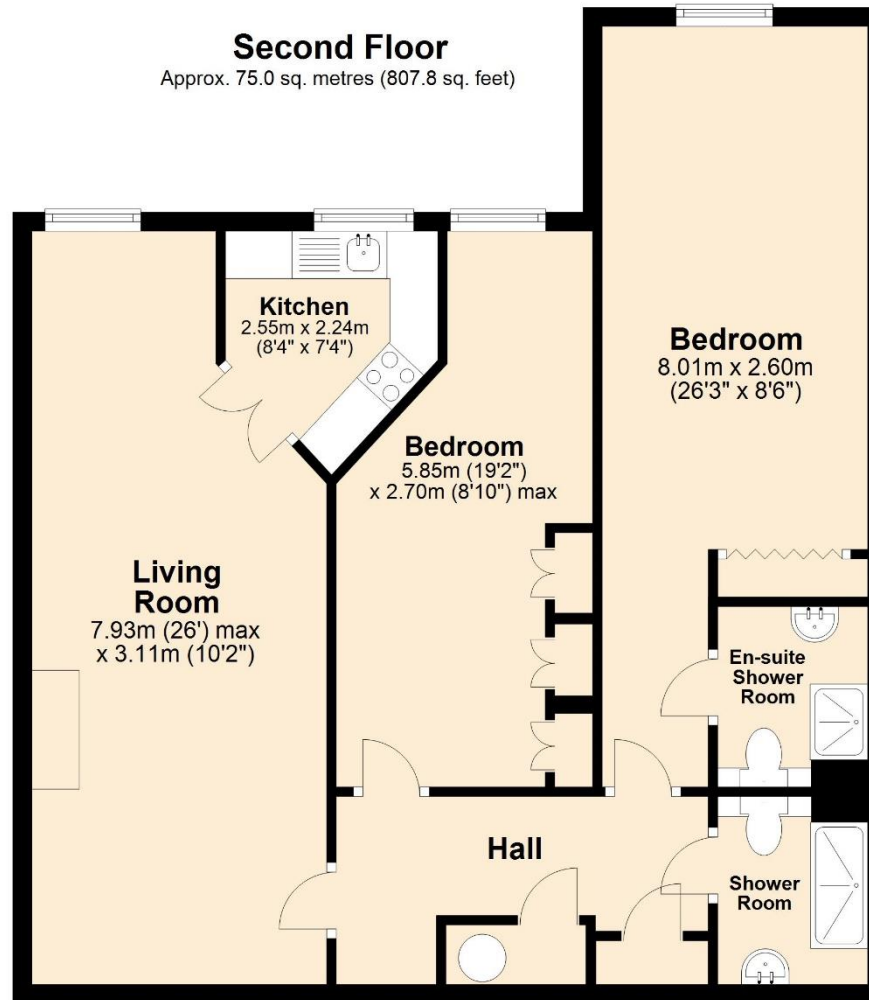
Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.





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



Total area: approx. 75.0 sq. metres (807.8 sq. feet)



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