



Guide: £154,000

**23 GOODRICH COURT, ROSS-ON-WYE  
HEREFORDSHIRE, HR9 5GD**

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# 23 GOODRICH COURT, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5GD

**APPEALING, RECENTLY DECORATED, TWO BEDROOM, FIRST FLOOR RETIREMENT APARTMENT. POSITIONED AT THE FRONT OF THE MAIN COMPLEX AND THUS HAVING A LIGHT AND PLEASING ASPECT TO THE SOUTH. WITHIN AN ALMOST LEVEL EASY WALK OF ROSS TOWN CENTRE.**

**Reception Hall, 20' Living Room with glazed double doors to Kitchen, 18' Master Bedroom with Fitted Wardrobe, Second Bedroom/Dining Room, Recently Refitted Shower Room & W.C. Parking and well-maintained communal gardens.**

## LOCATION & DESCRIPTION

Goodrich Court occupies a most accessible location, just east of one of the main shopping streets in the busy market and tourist town of Ross-on-Wye. The complex was constructed some 26 years ago by McCarthy and Stone, and there is an almost level walk from the front of Goodrich Court to the stone-built Market House in the centre of Ross. Even closer, in Cantilupe Road, one has the Public Library and Bus stops, the latter being for both local and national bus services.

The majority of the Apartments are one bedroom, but two bedroom properties such as this one are often in higher demand. Moreover, this particular apartment has all windows facing south, thus receiving a high degree of available daylight.

There is a generously proportioned lounge, fitted kitchen with appliances, and two bedrooms, the master bedroom having capacious, mirror fronted, fitted wardrobes, the second bedroom currently being used as a dining room. The shower room and w.c. have been recently refitted to a high standard.

Just off the main entrance foyer is an excellent Residents' Lounge together with small kitchen. Other facilities include a 24-hour Careline System, free laundry room, and House Manager's office for advice or help when required. There is also a Guest Suite for those visiting friends who may wish to hire same. It is a condition of purchase that a single resident must be over the age of 60, or in the event of a couple one must be over the age of 60 and the other 55 years old.

The accommodation comprises in detail: -

**Reception Hall** L shaped and having recently fitted carpet, Creda slimline night storage heater and door to **Airing Cupboard** housing the large, off peak immersion heater. Shelving and hanging rail. Separate door to additional storage cupboard.

**Living Room** of overall max dimensions approx. 19'7' x 10'8. A superbly proportioned and recently redecorated room with double glazed French doors to south, meaning that this room receives a high degree of available sunlight. Log effect electric fire. Creda night storage heater. fitted carpet. Glazed double doors open through to the:-

**Kitchen** approx. 8'5 x 7'8 max, and again, having a double glazed window to south admitting much light. Single drainer, stainless sink unit with cupboards and drawer beneath. Additional range of fitted units incorporating the Creda, four ring ceramic hob with extractor hood over. Positioned alongside the hob is the Neff electric oven, with cupboards above and below. Complementary wall mounted cupboards. Space for upright fridge freezer, plus plumbing for dishwasher. Tiling behind working surfaces. Vinyl flooring.

**Bedroom 1** generously proportioned, and of overall principal dimensions approx. 20'6 x 9' 2. Once again, this bedroom has double glazed windows to south. Creda night storage heater. Double folding mirror fronted doors access the virtually floor to ceiling fitted wardrobes/storage cupboards. Newly fitted carpet.

**Shower Room & W.C.** Having recently been completely refitted and having suite comprising corner shower unit with glazed curved screen. Marble effect aqua boarding, chrome thermostatic shower. Sink set into a vanity unit running along the entirety of one wall with granite effect work surface and plenty of cupboard and drawer units below. W.C. Attractive tiling to half of the walls and vinyl flooring.

**Bedroom 2/Dining Room** approx. 12'2' x 7'10. This room offers the versatility to a potential purchaser to either have a second bedroom if required or as the current vendors do a dining room or perhaps a study/library/hobbies room. Double glazed window to south elevation looking past the mature Scots Pine Trees towards Chase Road. Wall mounted electric convection heater. Loft access hatch. Newly fitted carpet.

## OUTSIDE

The gardens to the periphery of Goodrich Court have been attractively landscaped, with areas of lawn fringed by shrub and flower beds.

**SERVICE CHARGE:** - £3402.00 per year (as of last supplied figures from vendor)  
(This covers water rates, use of laundrette, heating, lighting & maintenance of common parts, buildings insurance, and upkeep & maintenance of gardens).

**GROUND RENT:** - £385.00 per year (currently under review)

These amounts are payable in two instalments, due in September and March and are correct as of writing this brochure.

**SERVICES:** Mains electricity, water and drainage are connected.

**OUTGOINGS:** 'C' Council Tax Band

**EPC RATING:** 'D' (Full EPC Rating available)

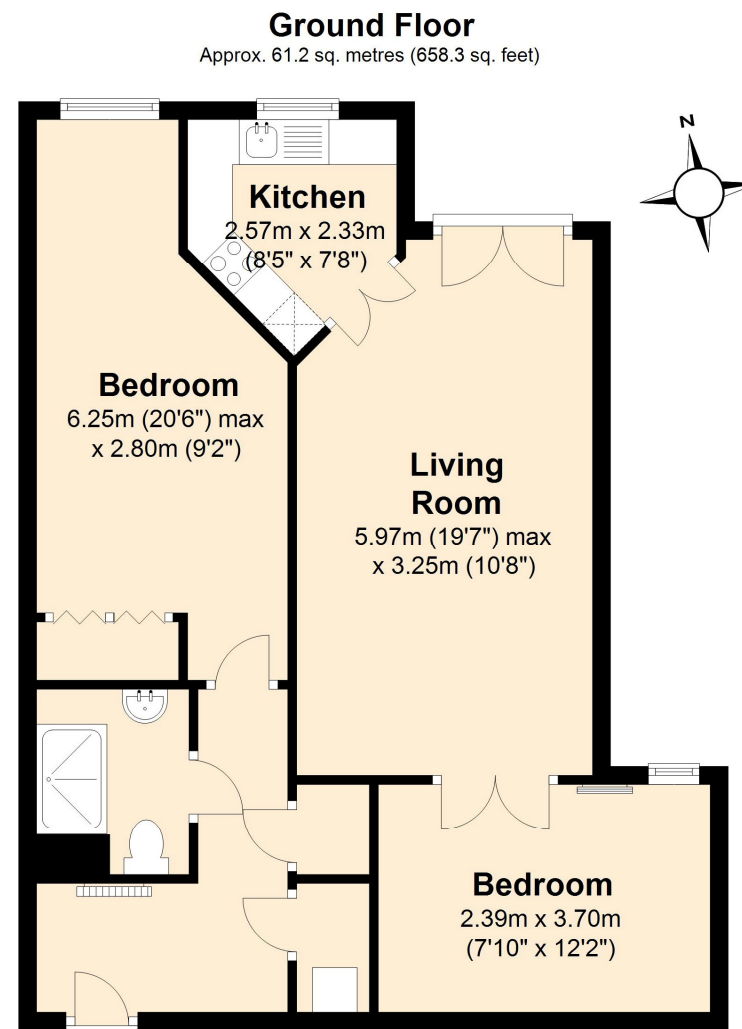
**TO VIEW:** Strictly and only please by prior telephone appointment through Morris Bricknell  
Tel: 01989 768320.

**DIRECTIONS:**

From the Travellers Rest roundabout at the base of the M50 (J4) proceed along the dual carriageway towards Ross. Turn left at the Labels roundabout proceeding down to the Hildersley roundabout, (Ross Fire Station). Turn right at the roundabout proceeding along Gloucester Road and opposite the Chase Hotel on the left, carefully turn right into the driveway and car park in front of Goodrich Court

**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.

**SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE  
DO NOT SCALE**



Total area: approx. 61.2 sq. metres (658.3 sq. feet)

**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.

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