



Guide: £159,000

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

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MORRIS · BRICKNELL
CHARTERED SURVEYORS

17 GOODRICH COURT, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5GD

AN EXCEPTIONALLY APPEALING, TWO BEDROOM, FIRST FLOOR APARTMENT HAVING THE DISTINCT ADVANTAGE OF A GENEROUSLY PROPORTIONED LIVING AND DINING ROOM, WHICH HAS WINDOWS TO BOTH NORTH AND SOUTH ELEVATIONS OVERLOOKING GARDENS. ALMOST LEVEL WALK FROM THE FRONT OF GOODRICH COURT TOWARDS THE MARKET HOUSE IN TOWN CENTRE.

Reception Hall, Living/Dining Room, Fitted Kitchen with Appliances, Master Bedroom with Fitted Bedroom Furniture. Second Bedroom and Bath/Shower Room & WC. Double Glazing. Night Storage Heating. 24 hour Careline System. Residents Lounge. Communal Gardens and Laundry. House Manager.

LOCATION & DESCRIPTION

Goodrich Court occupies a truly accessible location, just east of the main shopping streets in the bustling market and tourist town of Ross-on-Wye. The complex is arranged over three floors, and was constructed by McCarthy & Stone some 21 years ago. The location has the advantage of a short, almost level walk to the stone built Market House in the centre of Ross.

As those familiar with Goodrich Court will know, there is an excellent Residents Lounge just off the Foyer, a 24 hour Careline System, Communal Laundry, Maintained Gardens and House Manager. There is also a Guest Suite for those visiting friends who may wish to hire same at a most reasonable price!

Despite a commonly held view to the contrary, the layout, orientation and size of the apartments in Goodrich Court do in fact vary considerably. Over the years, we have sold many different apartments, and, on first entering this particular apartment, we felt it had an immediate appeal which many others lack. A skylight over the approach to the apartment makes for a particularly light entrance threshold, and the reception hall is larger than many. One then enters a superbly proportioned living/dining room, with glazing to both north and south elevations, and an excellent southern end with space for a dining table & sideboard. The fluted mock fireplace with marble insert and hearth is of appeal, and double doors lead from a north corner of the room into the small but well appointed kitchen. Both bedrooms look out over the lawned gardens beneath, whilst the master bedroom has an excellent suite of floor to ceiling fitted bedroom furniture. All in all, one of the most pleasing apartments we have offered for sale.

In detail the property comprises:-

Reception Hall With fitted carpet, Creda Slimline night storage heater, coving to ceiling and door to airing cupboard/storeroom, complete with the Pulsacoil III mains pressure hot water cylinder using off peak electricity. Door to:-

Living/Dining Room of overall max dimensions approx. 24'8 x 10'7 a superbly proportioned room which is pleasingly light, owing to presence of double glazed windows to both south and north elevations, the south window enabling an outlook towards the grounds of The Chase Hotel, whilst the north window, complete with Juliet balcony, enables an outlook across the

gardens of Goodrich Court, and the residential outskirts of Ross town. An area to the south end of the room lends itself particularly well to the positioning of a dining table and associated furniture. Appealing, white fluted fireplace surround with marble inset and hearth, and housing the coal effect electric fire. Coving to ceiling. Fitted carpet. Creda Slimline night storage heater. Glazed double doors open through to the:-

Kitchen Again, pleasingly light with double glazed windows overlooking the lawned communal gardens of Goodrich Court and Ross town beyond. Wide range of floor mounted cupboards and drawers with roll edged, light coloured working surfaces over. Range of complementary wall mounted cupboards. Incorporated within the units are the single drainer stainless steel sink unit and Electrolux four-ring electric hob with extractor hood over and Electrolux oven at working height alongside. Roller blind to window, ceiling mounted spotlights and Creda down draught electric heater. Vinyl flooring. Coving to ceiling.

Bedroom One of overall max dimensions approx. 18'2 x 9'9 again, a pleasingly shaped bedroom with unusually, almost full height, double glazed windows to rear looking out directly across the lawned Goodrich Court gardens. Coving to ceiling. Excellent range of capacious, floor to ceiling fitted bedroom furniture with folding mirror glazed doors. Fitted carpet. Coving to ceiling.

Bath/Shower Room & W.C. Having bath with thermostatic shower over, together with glazed side screen. Vanity unit comprising wash hand basin, cupboards beneath and mirror and strip light over & W.C. Coving to ceiling. Creda down draught electric heater.

Bedroom Two approx. 9'9 x 9' having double glazed windows looking out over garden. Coving to ceiling. Fitted carpet. Wall mounted electric convector heater.

OUTSIDE

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

SERVICES: Mains electricity, water and drainage are connected.

OUTGOINGS: 'C' Council Tax Band

EPC RATING: 'C' (Full EPC Rating Available)

SERVICE CHARGE: The last two payments totalled £3064.28 per annum.
(This is paid in two instalments at six monthly intervals and covers water rates, unlimited use of launderette. Heating, lighting & maintenance of common parts, buildings insurance & upkeep & maintenance of gardens).

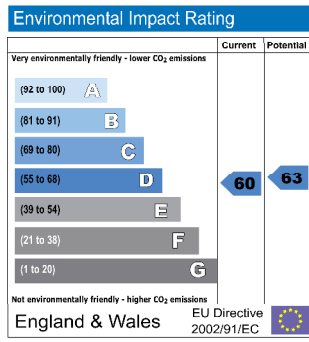
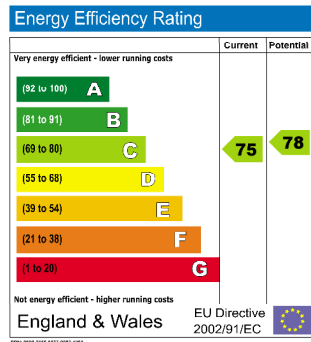
GROUND RENT: - £385.00 per annum.
These amounts are paid in two instalments, half yearly in September and March.

NOTE: It is a condition of purchase that a single resident must be over the age of 60 yrs or in the event of a couple, one must be over the age of 60 yrs and the other 55 yrs.

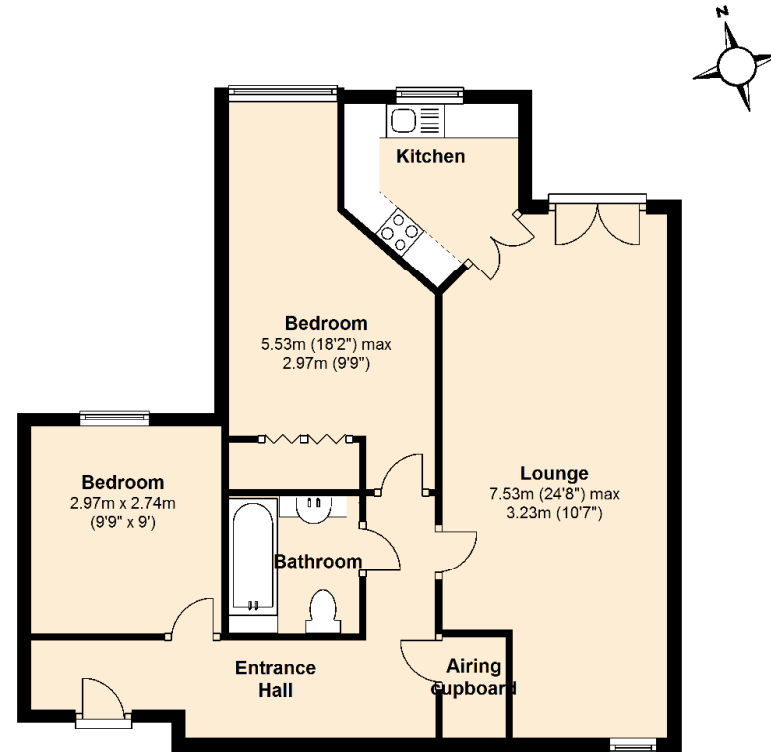
TO VIEW: Strictly and only please by prior telephone appointment through Morris Bricknell Chartered Surveyors. Tel: 01989 768320. Out of hours, try Norman Bricknell on 01989 564689.

DIRECTIONS: From the Travellers Rest Roundabout at the base of the M50 (Junction 4) 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 entrance to the Chase Hotel on the left, carefully turn right into the driveway and parking area 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.



Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 61.7 sq. metres (663.7 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.



STROUD HOUSE • 30 GLOUCESTER ROAD • ROSS-ON-WYE • HEREFORDSHIRE • HR9 5 LE
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