



13 Aston Court
Aston Ingham, Ross-On-Wye HR9 7LS



STEVE GOOCH
ESTATE AGENTS | EST 1985

£105,000

A ONE BEDROOM GROUND FLOOR APARTMENT in a PERIOD BUILDING with its own PRIVATE ENTRANCE and PATIO SEATING AREA, set in LOVELY MATURE COMMUNAL GARDENS AND GROUNDS in a POPULAR VILLAGE LOCATION with GARAGE and PARKING. The property is in NEED OF FULL MODERNISATION and is being offered with NO ONWARD CHAIN.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring village of Aston Crews. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

For the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.





The property can be accessed via the main communal entrance or via rear aspect double opening French doors where there is a patio seating area.

From the main entrance, a front door leads into:

ENTRANCE HALL

17'0 x 3'5 (5.18m x 1.04m)

Consumer unit, door to airing cupboard with hot water tank, storage area.

KITCHEN / DINING / FAMILY ROOM

18'1 x 16'3 maximum (5.51m x 4.95m maximum)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, sink unit, integrated induction hob, space for fridge / freezer, integrated oven, plumbing for washing machine, space for further appliance, extractor fan, night storage heater, telephone point, rear aspect window.

In the living area, French doors lead to the raised patio seating area, coved vaulted ceiling, side and rear aspect UPVC sash windows.

BEDROOM

17'6 into wardrobe recess x 11'8 max (5.33m into wardrobe recess x 3.56m max)

Electric heater, mirrored wardrobes plus built-in double wardrobes, rear aspect window, rear aspect sash window.

BATHROOM

9'0 x 5'4 (2.74m x 1.63m)

Panelled bath with Triton shower over, wash hand basin, WC.

OUTSIDE

To the front of the property, a sweeping driveway leads to communal parking to the front with garage access from the side to the rear of the property. The communal gardens and grounds offer a delightful space in which to relax and enjoy the setting.

GARAGE

16'7 x 8'5 (5.05m x 2.57m)

Accessed via up and over door, power and lighting.

AGENT'S NOTE

Service charge payable at £160 per month. Ground rent is approximately £10 per annum.

The building benefits from having a high tech fire alarm system.

SERVICES

Mains water, electric and private drainage. Night storage heaters plus electric heating.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Leasehold. Lease commencement date 24/04/80. 948 years remaining as at 2023.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

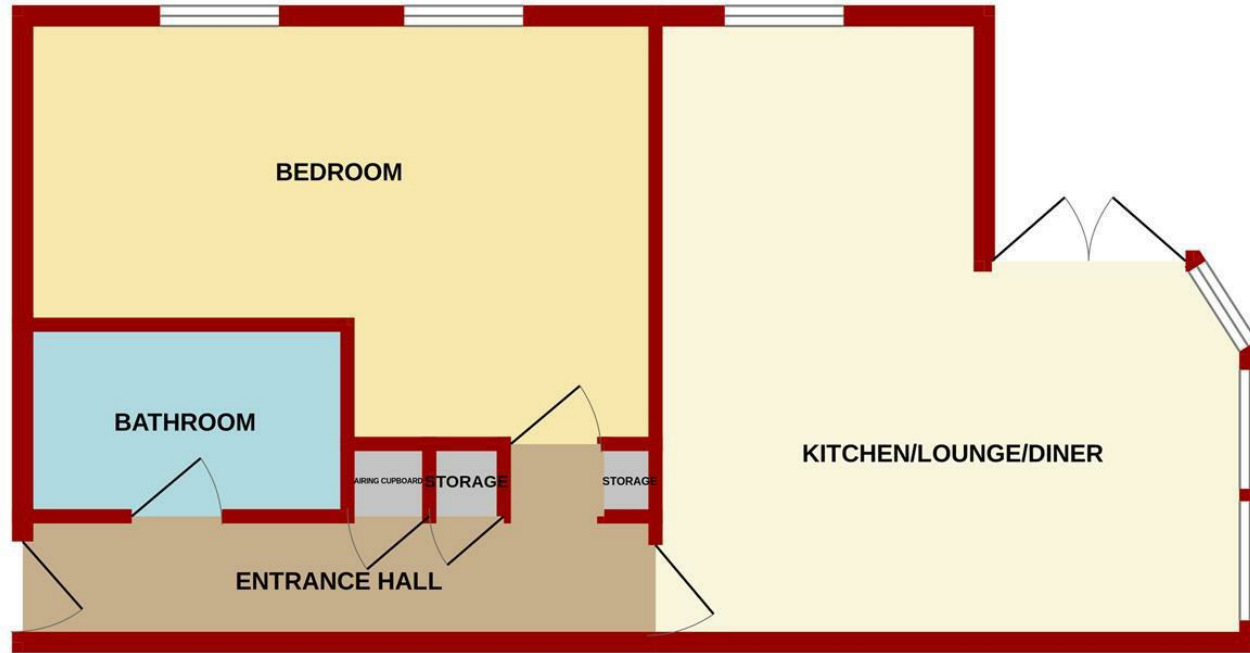
From Newent, proceed along the B4221 towards Kilcot and Gorsley passing the Kilcot Public House, down the hill and turn left towards Aston Ingham and Mitcheldean. Proceed along here into Aston Ingham until you see a turning left just after the Church into a private driveway and this leads to Aston Court.

PROPERTY SURVEYS

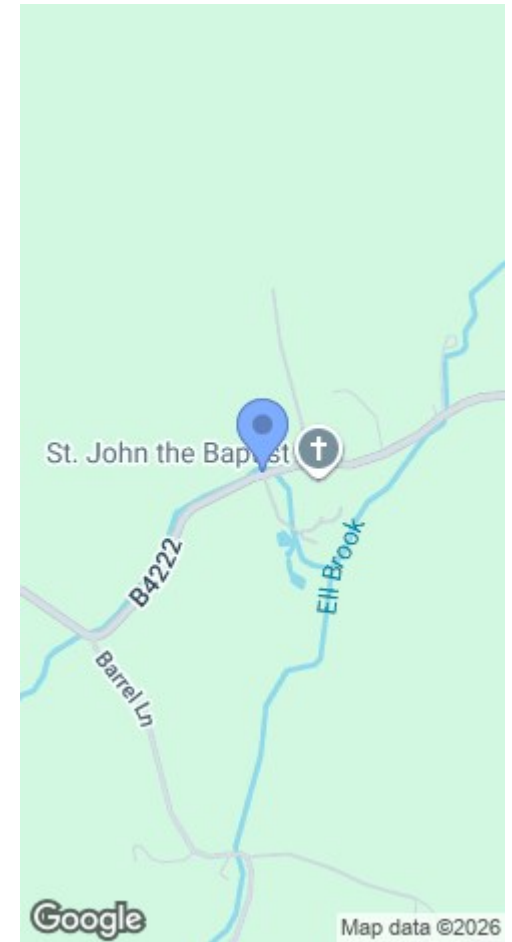
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales			67	England & Wales			
EU Directive 2002/91/EC			48	EU Directive 2002/91/EC			

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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