

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Flat 43, Goodrich Court, Gloucester Road, HR9 5GE

Guide Price **£84,000**

Two Bedroom Retirement Apartment Giving Easy Access to Ross Town Centre and Its Facilities. House Manager, Residents Lounge and 24 Hour Care Line. EPC C

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS[®]

01989 768320

Ross-on-Wye Office
ross@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE
Offices also at Ledbury, Malvern, Upton, Colwall Office & London



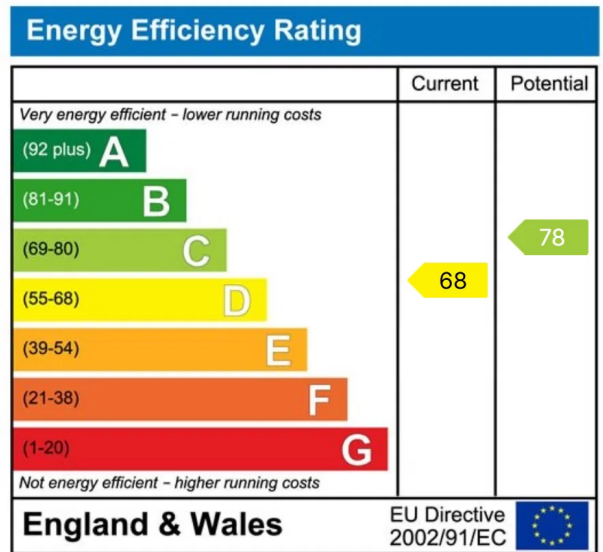
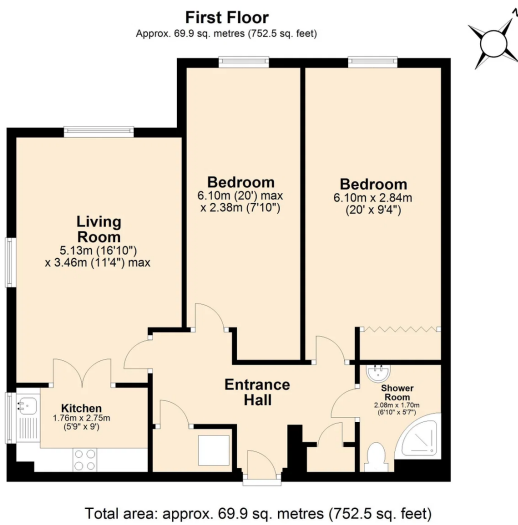
Location

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Description

Apartment 43 is located on the first floor of Goodrich Court and forms part of the McCarthy & Stone development constructed over 20 years ago. With a House Manager, residents lounge and communal gardens the apartment offers independent living but with the reassurance of a 24-hour Careline system if needed. This Apartment offers a spacious, dual aspect living room with adjoining kitchen with outlook towards Cantilupe Road, two large double bedrooms, shower room and w.c. and two generous storage cupboards accessed from the spacious entrance hall. 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 residents lounge and Managers Office.





Entrance Hall

Living Room 5.21m (16ft 10in) Maximum to recess x 3.51m (11ft 4in) Maximum to recess

Kitchen

2.79m (9ft) x 1.78m (5ft 9in)

Master Bedroom

6.20m (20ft) Maximum to recess x 2.89m (9ft 4in)

Bedroom Two

6.20m (20ft) Maximum to recess x 2.42m (7ft 10in)

Shower Room

Services We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.



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: ///hears.bring.flush

Council Tax "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate C.

Viewing By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Agents Notes Please 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.

Tenure We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from 1999. The ground rent is £777.90pa and the annual service charge is £4224.69.