

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.  
RESIDENTS LOUNGE AND 24 HOUR CARE LINE.**

**EPC C**

## 34 Goodrich Court – Guide Price £145,000

Gloucester Road, Ross-on-woye, Herefordshire HR9 5GE





# 34 Goodrich Court

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.

## ACCOMMODATION

### Entrance Hall

**Living Room** 7.93m (26') X 3.11m (10'2)

**Kitchen** 2.5m (8'40 x 2.24m (7'4)

**Master Bedroom** 8.01m (26'3) x 2.6m (8'6)

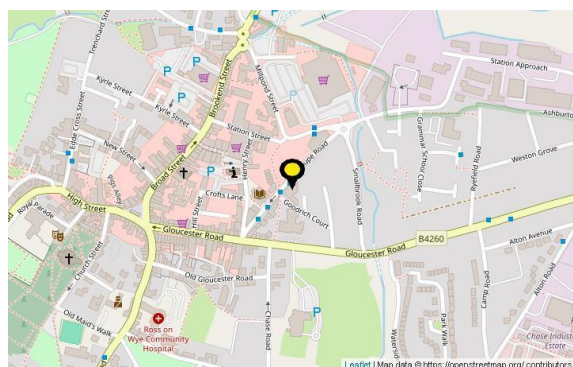
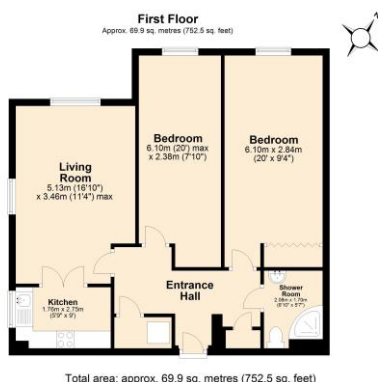
### Ensuite Shower Room

**Bedroom Two** 5.85m (19'2) x 2.7m (8'10)

### 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.

**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.



**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

**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.

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

**Council Tax** COUNCIL TAX BAND "D"

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

**EPC** The EPC rating for this property is C.

**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.



**Ross-on-wye Office**  
**01989 768320**  
**30 Gloucester Road, HR9 5LE**  
**ross@johngoodwin.co.uk**

**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

