



ROSS-ON-WYE

Guide price **£100,000**



1 FONTEINE COURT

Ross-on-Wye, Herefordshire HR9 7JU



Ground Floor Two Bedroom Apartment
Close To Town Centre And Local Amenities
Communal Lounge Area

A well-presented, two-bedroom ground floor retirement apartment, situated within walking distance of the town centre and amenities. This complex has communal gardens, communal lounge and laundry facilities.

A two-bedroom, ground floor retirement property situated in the popular Fontaine Court, in the picturesque town of Ross-on-Wye.

The property benefits from having a fantastic community atmosphere and ethos, with a communal lounge being the perfect hub of this complex.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

The property is accessed via a communal entrance hallway, where you have doors to the communal lounge and a door into this apartment. The entrance hallway has storage cupboards and doors, which lead to the lounge, opening into the kitchen, two bedrooms and a bathroom.

The lounge is a well proportioned room, with power points, television points and a front aspect double glazed window. From the lounge, there is an opening into the kitchen, which is well equipped with a range of fitted wall, base and drawer units, space for appliances and a front aspect double glazed window.

The bedrooms are situated with windows to the side aspect, with power points, electric radiators and space for storage. The shower room comprises a shower cubicle, W.C and wash hand basin.

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KEY FEATURES

- Ground Floor Two Bedroom Apartment
- Over 55's Retirement Property
- Communal Off Road Parking, Communal Gardens
- Communal Lounge And Laundry Facilities
- Close To Town Centre And Local Amenities



AGENTS NOTE:

Leasehold: 199 year lease with 118 years remaining

Ground rent/ Service charge: currently £990.00 P/A (not fixed) Service charge includes ground rent.

1 Permit allows parking in the Communal Car park (not allocated space)

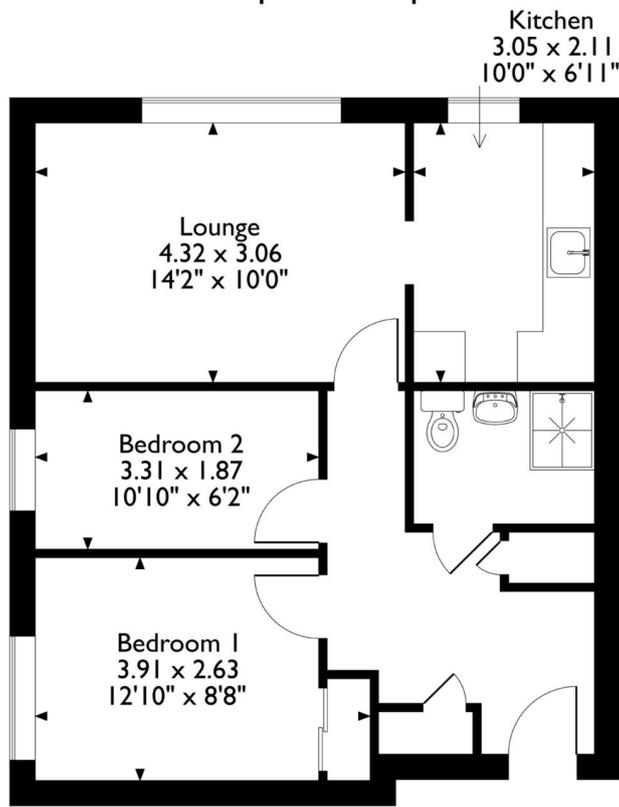


STEP OUTSIDE

The property is accessed via gate into communal parking area, the communal gardens are well maintained and have a variety of shrubs and flowers, there is fencing surround.



Approximate Gross Internal Area
50 Sq M/538 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From the centre of Ross-on-Wye proceed down Broad Street and into Brookend Street. Proceed past Aldi on the left hand side and upon reaching the two mini roundabouts take the first left and then immediately left into Greytree Road, the access to Fontaine Court can be found a short distance via our for sale board.



INFORMATION

Postcode: HR9 7JU
Tenure: Leasehold
Tax Band: C
Heating: Electric
Drainage: Mains
EPC: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs		53	74

England & Wales EU Directive 2002/91/EC

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