



ROSS-ON-WYE

Guide price **£100,000**



43 WALLACE COURT

Ross-on-Wye, Herefordshire HR9 7FW



One Bedroom Retirement Apartment
Close To Town Centre And Local Amenities
Communal Lounge Area

A well-presented, second floor apartment, situated within walking distance of the town centre and amenities with views over the communal gardens. This complex enjoys a communal lounge and laundry facilities.

Formerly the show home, this one bedroom second floor apartment being situated in the popular retirement complex of Wallace 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 off the communal hallway on the second floor, a door leads into the entrance hallway where one can find doors to the lounge, bedroom and bathroom. In the hallway, there is a help line pull chord, door into storage and heater. The lounge is a light and airy space, with rear aspect windows overlooking the communal gardens, creating a peaceful and colourful outlook.

From the lounge, there are doors which create an opening into the kitchen. The kitchen is well equipped with a range of fitted wall, base and drawer units, built in appliances, space for fridge/freezer and a window to the rear, overlooking the gardens. The kitchen and lounge both have help line pull chords.

The bedroom is also to the rear aspect, having fitted wardrobes and being a generous room, again having a pull chord too.

The bathroom is a modern suite comprising fitted bath tub with shower over, vanity wash hand basin unit, W.C, with fully tiled walls.

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KEY FEATURES

- Second Floor One Bedroom Apartment
- Formerly The Show Home
- Off Road Parking, Communal Gardens
- Communal Lounge And Laundry Facilities
- Close To Town Centre And Local Amenities



STEP OUTSIDE

The property is approached via Station Street with a secure gated entrance, both pedestrian and vehicular which provides access to a generous sized communal parking area with pathways leading around extremely private communal gardens.

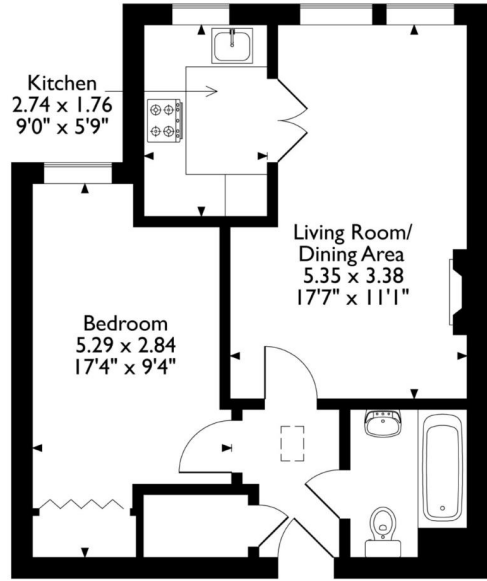
To the ground floor level of the complex access can be gained to a communal laundry room which has washing and ironing facilities there is also a communal residents lounge with tea making facilities and guest suite for those visiting friends and family if required.

Agents Note:

Leasehold: length of Lease 125 years with 107 Years remaining
Service charge £3,716.24 p/a
Ground rent TBC



Approximate Gross Internal Area
44 Sq M/474 Sq Ft



Second Floor

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 Ross-on-Wye office proceed left on the Gloucester Road and turn left into Henry Street proceed onto the T junction and turn left into Station Street where the property can be found 200 yards on the right hand side via the gated entrance.



INFORMATION

Postcode: HR9 7FW
Tenure: Leasehold
Tax Band: B
Heating: Electric
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	80	84
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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