



ROSS-ON-WYE

Guide price **£200,000**



FLAT 3, BANK HOUSE

12 Crofts Lane, Ross-on-Wye, Herefordshire HR9 7AB



A stylish and well-proportioned one-bedroom apartment providing dedicated living areas with the added benefit of private outdoor space.

This stylish Grade II Listed one-bedroom apartment on the first floor offers modern living in a desirable location.

The apartment features a bright and spacious dedicated living room, with period features and high ceilings. There is a well-equipped kitchen with contemporary fittings, which seamlessly integrates with a dining area allowing for a functional, open-plan layout. Providing a perfect area for dining and entertaining.

The bedroom is generously sized and filled with natural light, making it a cosy retreat.

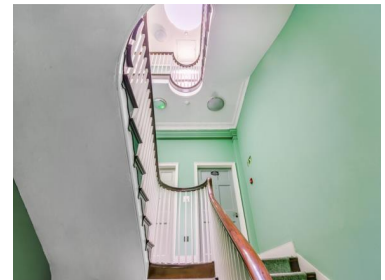
The apartment's decor is fresh and neutral, allowing for personalised touches. With its inviting balcony and convenient first-floor location, this apartment is perfect for those seeking both comfort and functionality in a charming setting.

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KEY FEATURES

- Stylish, one-bedroom apartment in Ross on Wye
- Well-equipped with contemporary fittings, the kitchen seamlessly integrates with the dining area for a functional, open-plan layout.
- Private balcony accessed via French doors leading from the Kitchen/Dining area



STEP OUTSIDE

The apartment has a private balcony accessed out through French doors from the kitchen, the building also has bike storage space. Basement area with dedicated storage units for each flat.

AGENTS NOTE:

Ground rent (per annum) £100.00

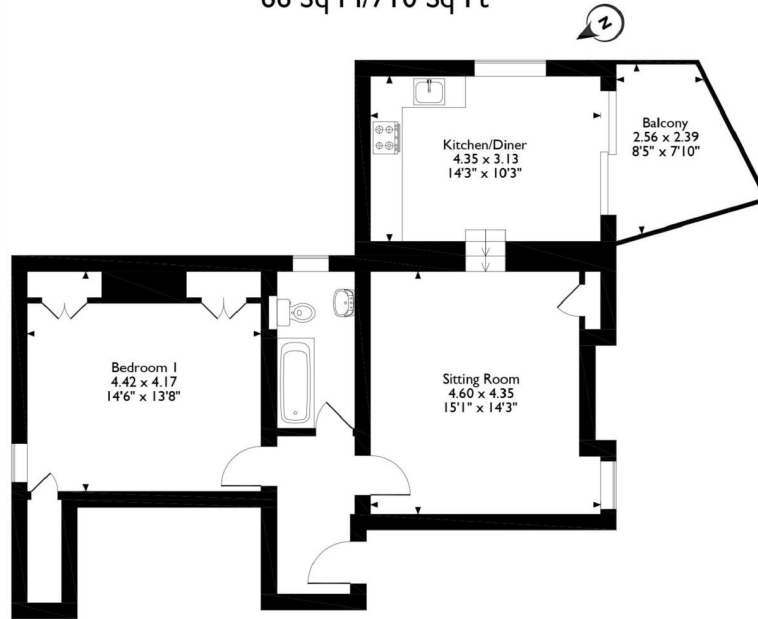
Service charge (per annum) £687.29

Leasehold 999 years from 1st April 2007, with the vendor owning a share of the Freehold.

Further details on Management from the Agent



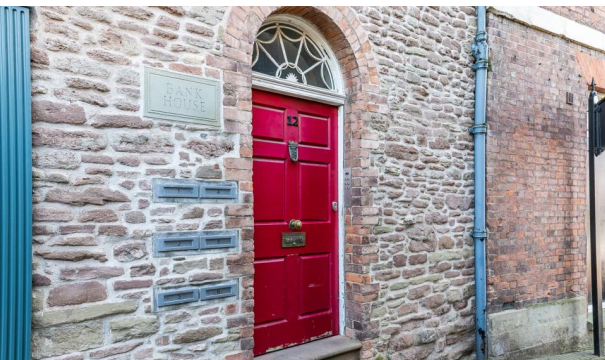
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



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

The property is situated in the centre of Ross-on-Wye just off Broad Street at the entrance to Crofts Court. The flat is accessed via a period stairwell and dedicated building courtyard area.



INFORMATION

Postcode: HR9 7AB
Tenure: Leasehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: Exempt

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