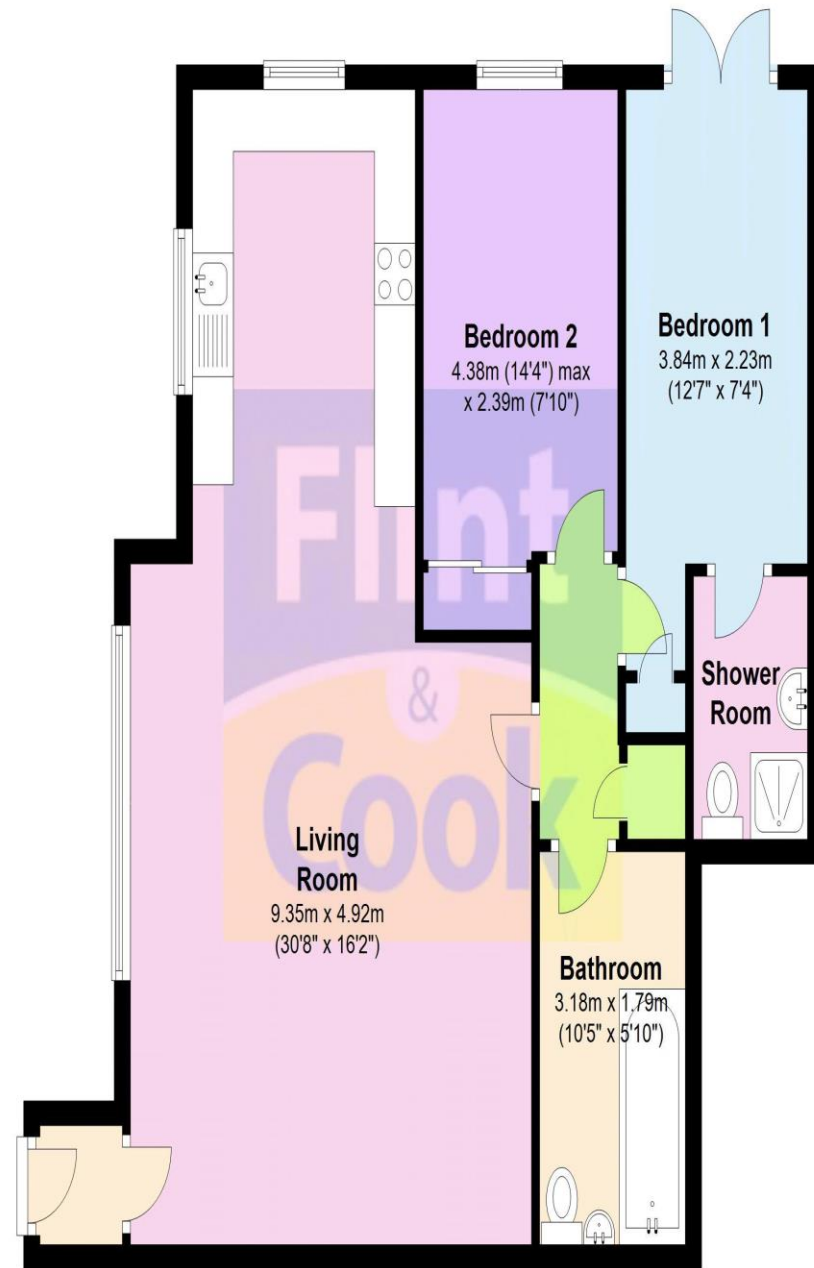


Ground Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



1 Green Orchard Court, Ryefield Road, Ross-on-Wye HR9 5DD

£229,950

- Ground Floor Apartment
- Private Gated Community
- Communal Gardens & Private
- Quiet area yet close to town
- 2 Bedrooms (1 with en-suite)
- Gas CH/DG EPC Rating - B

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
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Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.
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1 Green Orchard Court, Ryefield Road, Ross-on-Wye, Herefordshire. HR9 5DD

This ground floor apartment is situated in an exclusive development of 8 luxury apartments constructed in 2012.

The property is situated in a quiet no-through road yet a few minutes walk from the town centre and all its amenities.

Benefits include electric gate entrance, communal gardens, gas fired central heating, double glazing, appliance fitted kitchen, fitted blinds and carpets throughout. There is an en-suite master bedroom and open plan living/dining/kitchen area.

The market town of Ross-on-Wye has a range of amenities including shops and leisure facilities, together with good transport links to the surrounding districts. There is a bus station and access to the M50 motorway junction and the major cities of Birmingham, Bristol and Cardiff are all within approximately 1.5 hour's drive. Ross-on-Wye is set amidst the beautiful Herefordshire countryside and is also within easy reach of the Wye Valley, the Forest of Dean and the Malvern Hills.

Front door leads into:

Hall with light and coat hooks.

Sitting Room/Dining/Kitchen Area

An open plan layout with sitting room area having window overlooking the side garden area, kitchen comprising wall and base units, stainless steel sink & drainer, built-in dishwasher, built-in oven & hob with extractor over, space for microwave, plumbing for a washing machine, Worcester combi boiler, two windows to the side and rear garden.



Inner Hallway with built-in cupboard and doors to the two bedrooms and bathroom.



Bedroom 1 with patio doors to the rear garden and door to the en-suite shower room.



Bedroom 2 with built-in wardrobe and window overlooking the rear garden.

Bathroom with modern fitted suite comprising bath, low level WC and pedestal wash hand basin.



Outside

There are wrought iron electric gates to the Apartment with side pedestrian gate. The garden area is mainly lawn and flower beds. There is a bike store, bin store, communal clothes drying area and private allocated car parking.

Directions

From the centre of Ross take the Gloucester Road out of town passing The Chase Hotel. Take the left turn into Ryefield Road and continue to the end of the road where the property will be found on the right hand side.

General information

Services

Mains water, electricity, drainage and gas are connected.
Telephone (subject to transfer regulations).
Gas-fired central heating.

Outgoings

Council Tax Band B.
Water and drainage rates are payable/metered supply.

Tenure & possession

Leasehold - 999 year lease from 2012.
Vacant possession on completion.

There is a service/management charge of £60 per month to cover maintenance of communal areas, gardening, window cleaning, upkeep of car parking area and building insurance.

Viewing Strictly by appointment through the Agent, **Flint & Cook**, Ross-on-Wye (01989) 562009.

Money laundering regulations To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

RW000419 13 September 2017 (1)

