



A recently converted ground floor apartment which offers spacious accommodation and many character features. The property offers in more detail, entrance hall, lounge which is open plan to the fitted kitchen, bedroom, en-suite shower room and separate WC. The kitchen itself comprises sink, oven, hob, extractor hood, mini dishwasher and fitted fridge. The property is in excellent order throughout having been renovated from top to bottom and is now freshly decorated and has new fitted carpets. Also for sale within the same building is a ground floor office, making an ideal extra purchase for anyone who wishes to live/work from a similar location.



ENTRANCE HALL

Ceramic tiled flooring, intercom with entry phone, door to:

FITTED KITCHEN/LOUNGE

5.38m (17'8") x 3.15m (10'4") Half obscure glazed window to the side aspect and front aspect, fitted with a matching range of white base and eye level units with worktop space over, stainless steel sink unit with stainless steel splashback, fitted fridge, mini dishwasher, electric fan assisted oven, four ring ceramic hob with extractor hood over, radiator, ceramic tiled flooring in kitchen, brown with mix of cream carpet in lounge, telephone point, TV point, power points, ceiling spotlights, smoke detector, wall mounted concealed combination boiler serving heating system and domestic hot water with heating timer control.

WALK THROUGH SHOWER ROOM

Fitted shower enclosure with fitted power shower and glass screen, heated towel rail, extractor fan, radiator, ceramic tiled flooring, opening to bedroom, fitted storage cupboard.

BEDROOM

2.96m (9'9") x 2.67m (8'9") Half obscure glazed sash window to the front aspect, radiator, TV point, power point and ceiling spotlights.

SEPARATE WC

Fitted with two piece suite comprising pedestal wash hand basin, tiled splashbacks, low-level wc, radiator, extractor fan, shaver point and light.

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of TrivettHicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information

COUNCIL TAX

To be advised

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TO VIEW

Strictly by arrangement with the Selling Agents, TrivettHicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666. Jason Hicks, Director, may be contacted outside office hours on 07778 212153.

DIRECTIONS

From the centre of Ross proceed down Broad Street and continue along Brookend Street. The property will be noticed on the left hand side upon approaching the mini roundabout.

INDEPENDENT FINANCIAL PLANNING

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

TENURE

Leasehold, 99 years commencing 2002. Ground rent- £50 p/a Service charges approx £60-70 per month



