



Flat 43, Wallace Court Station Street, Ross-On-Wye, HR9 7FW

£90,000 Leasehold

No Onward Chain • Second Floor Apartment • Over 60s Retirement complex • Bedroom, Living Room, Kitchen • Bathroom with shower • Residents Lounge and Garden • Residents and visitor parking •



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Being Offered with No Onward Chain. A smartly presented and conveniently located one bedroom second floor apartment within a purpose built retirement complex for the over 60s. Benefiting communal garden and residents and visitor parking.

The accommodation comprises of entrance hall with storage cupboard, which houses the hot water tank. Living Room, Kitchen to include oven, hob, fridge and freezer. Double Bedroom and Bathroom to include a shower over the bath.

There is a residents lounge and communal garden.

Agents Note: We are advised Leasehold. There is a 125 year lease associated with this property commencing on 01 December 2006. The Service Charge is currently £3242.18 per year and is payable 6 monthly and reviewed annually on 1st March. The ground rent is currently £425 per year, paid 6 monthly and will be reviewed in 2029.

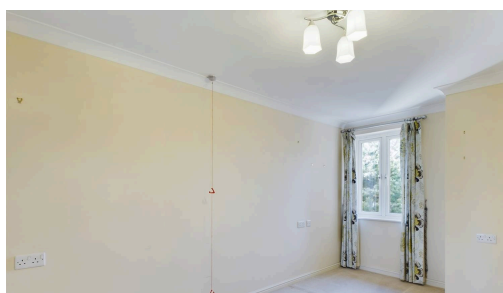
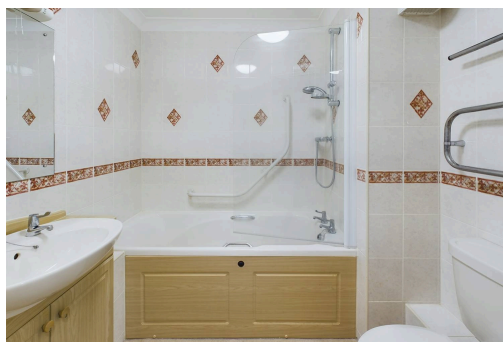


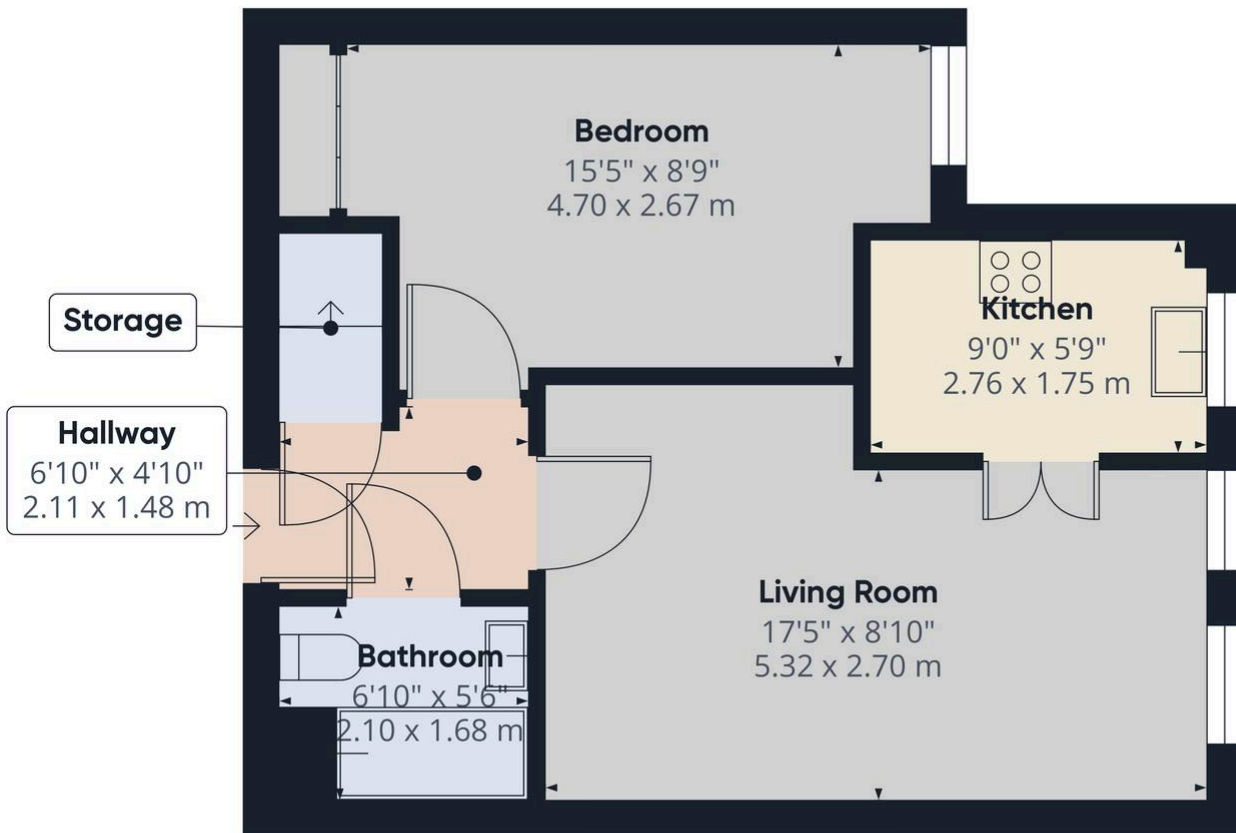
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:
C





Approximate total area⁽¹⁾
442.94 ft²
41.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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