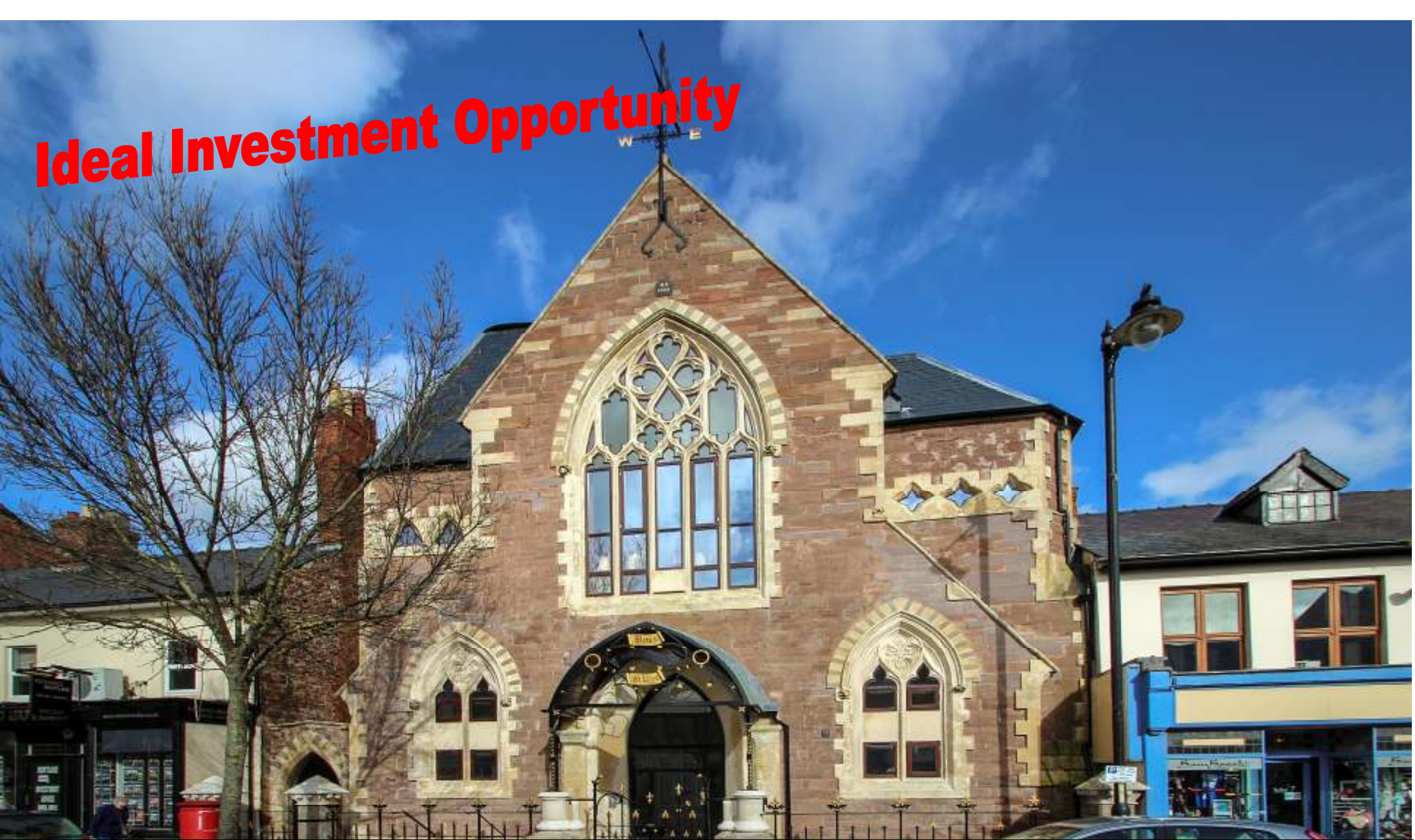


Ideal Investment Opportunity



Gloucester Road Ross-On-Wye
Herefordshire HR9 5DE

RICHARD BUTLER
ESTATE ■ AGENTS



2 The Gallery Apartments
Gloucester Road
Ross-On-Wye
Herefordshire HR9 5DE

A unique, stylish, newly converted two bedroom ground floor apartment, luxuriously appointed to the very highest of standards with no expense spared. Situated within the heart of the popular town of Ross on Wye.

* Stylish Front & Rear Communal Entrance Halls & Lift * Large Luxurious Open Plan Living, Dining & Kitchen Area * Cloakroom/WC * Two Double Bedrooms Each with En-Suite * Small Study
* Double Glazed * Innovative Efficient Air Source Central Heating * High Level of Insulation
* Parking Available by Separate Negotiation * Small Courtyard * EPC Rating:C

£189,950 Leasehold

The property forms one of just eight luxury apartments within this newly converted former antiques gallery/United Reform Church. The whole building has undergone a complete and thorough top to bottom refurbishment of exceptionally high standard. Being luxuriously appointed throughout. Internal viewing is essential to fully appreciate the finish.

The property is located within the heart of the picturesque market town of Ross on Wye. The ancient market town has attracted visitors since the 18th century who come to enjoy the scenic Wye Valley and surrounding countryside. Within the town there are a wide range of shopping, social and sporting facilities. The centres of Hereford, Gloucester and Cheltenham are with easy commuting distance and the major cities of Birmingham, Bristol and Cardiff are all within approximately 1 hours drive.

Styled to perfection this extremely spacious two bedroom ground floor apartment exudes quality and contemporary flare.

Accessed from either the front or rear through one of the stunning communal entrance halls with lift access from the front hall leading to the inner hall, which serves just apartments 1 and 2.





The property is entered via:

Front Entrance Door leading into:

Stunning Open Plan Living/Kitchen/Dining Area: 24' x 17' (7.32m x 5.18m) approximate overall measurements.

Beautifully zoned to give definite designated eating, sitting and kitchen areas. With stunning oak flooring and inset ceiling halogen lighting, radiators, plenty of power points, satellite point, telephone point, colour intercom serving front and rear doors. Two pairs of double French doors leading to small side courtyard, additional tall French door style windows each giving the room plenty of natural light.

The **Kitchen Area** is beautifully finished with a range of matching cream base and wall mounted units, drawer units, ample granite work surfaces with granite up stands and inset one and a half bowl under mounted sink with mixer tap. Appliances to include tall fridge/freezer, built in washing machine/dryer, dishwasher, Neff stainless steel double oven and ceramic hob over, over counter concealed lighting, extractor hood, ample stainless steel power points and appliance switches. Door from Living Room to:

Cloakroom:

Beautifully finished with white Porcelanosa suite comprising low level WC, corner wash hand basin, mono block mixer, half tiled walls, chromium heated towel radiator, tiled flooring, ceiling light fitment and extractor fan.

Master Bedroom Suite: 13'6" (4.11m) max x 12'5" (3.78m) into window recess.

A beautiful individual room with high ceilings with inset Halogen ceiling spotlights, tall double glazed window, double glazed door leading to small courtyard. Radiator, ample power points, appliance switches, Sky TV point.

Walk In Wardrobe: 5'10" x 5'7" (1.78m x 1.7m) With power points and radiator, inset ceiling spotlight.



En-Suite Bath/Shower Room:

Beautifully equipped with contemporary Porcelanosa Suite comprising low level WC, wall hung wash hand basin with mono block mixer, double end bath with wall mounted taps, shower over with glazed shower screen, vanity mirror with inset lighting, extractor fan, shaver point, beautifully tiled walls and floor, inset LED ceiling spotlights.

Bedroom 2: 11'6" x 10' (3.51m x 3.05m).

Again a good double bedroom with double glazed door leading out to small courtyard, ample power points, radiator, door to:

En-Suite Shower Room:

Again beautifully equipped to the highest standard. With luxurious Porcelanosa fitments. White suite comprising wall wash hand basin with mono block mixer, low level WC, corner glazed and tiled shower cubicle with double head shower mixer, beautiful high gloss porcelain tiles, tall heated towel radiator, double glazed window to rear aspect, extractor fan and mirror with LED lighting, inset ceiling spotlights.

Study: 10' x 6'2" (3.05m x 1.88m) overall.

Having double glazed window to rear aspect, power points.

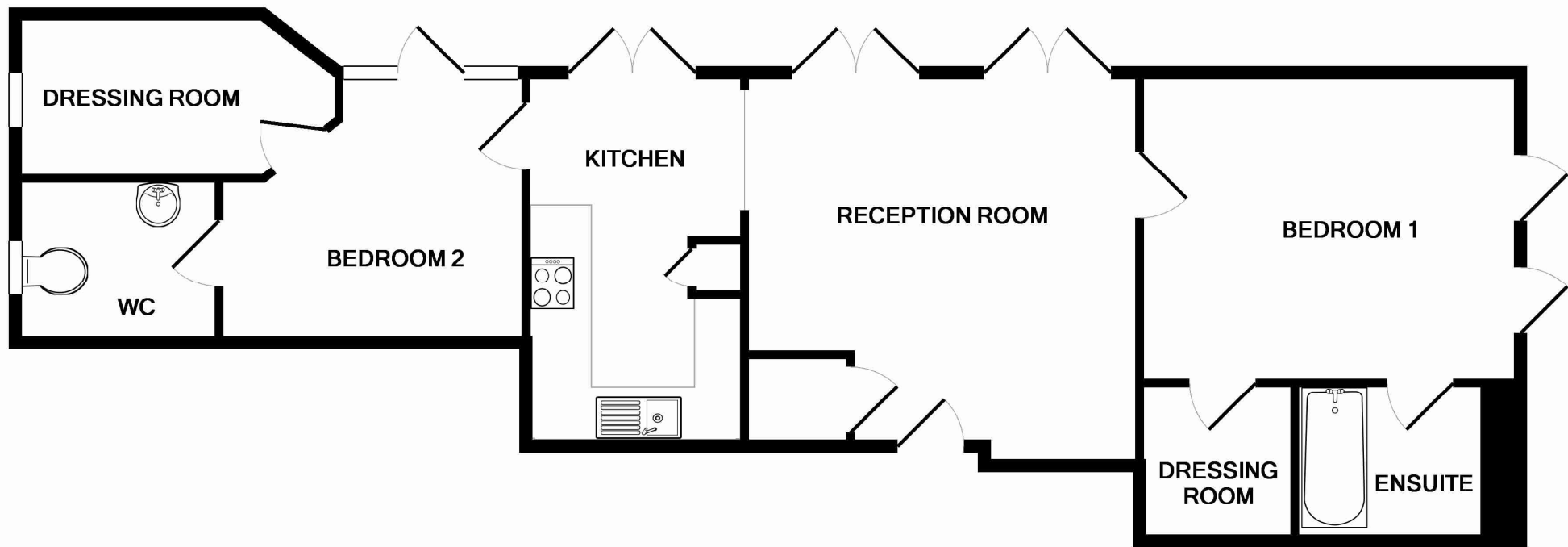
Outside:

The property has a small courtyard area to both sides ideal for flower pots, climbers etc. Parking available by separate negotiation.

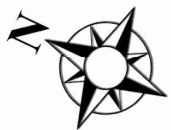




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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