

# 30 Wallace Court

Station Road, Ross-on-Wye, Herefordshire HR9 7FW



## ACCOMMODATION

- Two Bedrooms
- Sitting room
- Kitchen
- Shower room

## FOR SALE LEASEHOLD

- Lease length: 125 years
- Ground rent: £495 p.a.
- Service charges: £189.42 p.c.m.
- Age covenant: 60+

## FACILITIES

- Scheme manager
- Emergency alarm system
- Residents' lounge
- Lift
- Guest facilities
- Communal laundry
- Intercom system
- Electric central heating
- Communal gardens
- Electric gates
- Visitors parking

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## Price £139,950 leasehold

An attractive two-bedroom second floor retirement apartment on a new development.



*Entrance to Wallace Court.  
(55+ Picture Library)*



*West elevation at Wallace Court.  
(55+ Picture Library)*

Two bedroom second floor apartment with approximate room dimensions as follows: Entrance Hall with linen cupboard. Sitting Room (18'5" x 10'4" max) Kitchen (9' x 5'8") Bedroom 1 (17'6" including double wardrobe x 9'6") Bedroom 2 (10'4"max x 9'5") Shower room.

Wallace Court is situated off Station Street close to shops in the centre of Ross-on-Wye. The development consists of 40 flats with access through a central arch and was completed in 2006.

Ross-on-Wye is an attractive old market town lying just to the west of the famous river and mentioned in Domesday as Rosse with a church and a mill. The beautiful church today can be seen from miles around and the town has an attractive shopping centre with many old buildings including the 17<sup>th</sup> century red sandstone Market House. There are regular bus services to both Ledbury and Gloucester. Goodrich Castle, just a few miles to the south, is one of the many castles erected to protect the county from Welsh incursions in the middle ages.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Service Charge 2010 - £2,304 p.a.

Council Tax Banding –



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These particulars do not form, or form any part of, any offer or contract. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

#### FIXTURES & FITTINGS

Carpets and curtains will be included in this sale.

