



ROSS ON WYE Herefordshire HR9 7EG  
£89,999 Leasehold

**RICHARD BUTLER**  
SALES AND LETTINGS

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A well presented two bedroom 2nd floor character apartment offering spacious accommodation. The property is currently tenanted and is being offered to investment buyers only.

\* Reception Hall \* Kitchen \* Lounge \* Two Bedrooms \* Bathroom \* EPC Rating: E

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The property is located within easy walking distance of Ross on Wye town centre where an excellent range of shopping and social facilities are close at hand. The property forms part of a small development of four refurbished apartments in a secure location with remotely operated gated entrance from the street.

**The property is entered via:**

Hardwood front entrance door to:-

**Reception Hall:**

With halogen ceiling spot lights exposed wall timber, hot water tank, power points door into:

**Lounge 18' x 11.6' (5.49m x 3.54m)**

With two double glazed front aspects, character room with exposed ceiling timbers, power points, night storage heater points, ceiling halogen spot lights.





**Kitchen 9'10 x 9'1 (3m x 2.77m)**

With a good range of base and matching wall units incorporating stainless steel oven and grill, stainless steel hob with stainless steel hood over, stainless steel single sink unit, plumbed in washing machine beneath, built in concealed fridge and single glazed rear aspect, door from lounge into:

**Inner Hall:**

With access to roof space, ceiling spot lights.

**Bedroom 1. 17' x 8'6 (5.18m x 2.59m)**

With exposed ceiling beams, two double glazed rear aspects, wall lights, power points, night storage heater points.

**Bedroom 2. 11'5 x 7'5 (3.48m x 2.26m)**

With single glazed rear aspect, wall light points, power points, night storage heater and exposed ceiling beams.

**Bathroom 7'8 x 8' (2.34m x 2.44m)**

With white bathroom suite comprising low level WC, pedestal hand basin, modern single panel bath with shower mixer, half tiled wall, rear aspect, halogen spot lights and vanity light, shaver point.

**Outside:**

The property is approached from Brookend Street via wrought iron security gate, which can be remotely operated from the apartment. This leads into a mews style courtyard with lighting with steps leading up to the apartment.

**Directions:**

From the office on Gloucester Road proceed to the end of the road and turn right into Broad Street, proceed on down through the town and over the pedestrian crossing where the property will be found on the left hand side.

**Leasehold approx. 97 years**

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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