

FOR
SALE



Flat 9 Palmerston Court, Palmerstone Road, Ross-on-Wye, Herefordshire HR9 5PJ

£150,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Available to purchase with no onward chain a 2 bedroom, ground floor apartment in need of modernisation offering ideal retirement/investment accommodation.

The property has the added benefit of 2 double bedrooms, kitchen/breakfast room, large living room and bathroom. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Ground Floor Flat*
- *Ideal retirement/investment accommodation*
- *2 Bedrooms*
- *Requires modernisation throughout*
- *No onward chain*
- *Viewing advised*



ROOM DESCRIPTIONS

Entrance door to Entrance Hall

with fitted carpet, Airing Cupboard housing the hot water cylinder and fitted shelving, door to

Bedroom 1

with fitted carpets, night storage heater, double-glazed window and large wardrobe space with double opening doors.

Bathroom

with three piece suite comprising panelled bath with electric shower and tiled surround, low flush WC, wash hand basin with storage under, tiled floor, double-glazed window and electric heater.

Kitchen/Breakfast Room

fitted with matching wall and base units, ample work surfaces, stainless steel sink and drainer, under counter space for washing machine, space for free standing electric cooker, pantry cupboard, double-glazed window and door to front.

Living Room

a light and airy room with fitted carpet, night storage heater and large double-glazed window to front.

Services

Mains water, electricity and drainage are connected. Electric heating.

Outgoings

Council tax band B payable 2024/25 £1862.97. Water and drainage rates are payable. The Lease length is 944 years remaining from a 999 year lease starting in 25 March 1969 Service Charge £842.30 per annum, Ground Rent £298.00 per annum.

Viewing

Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

Directions

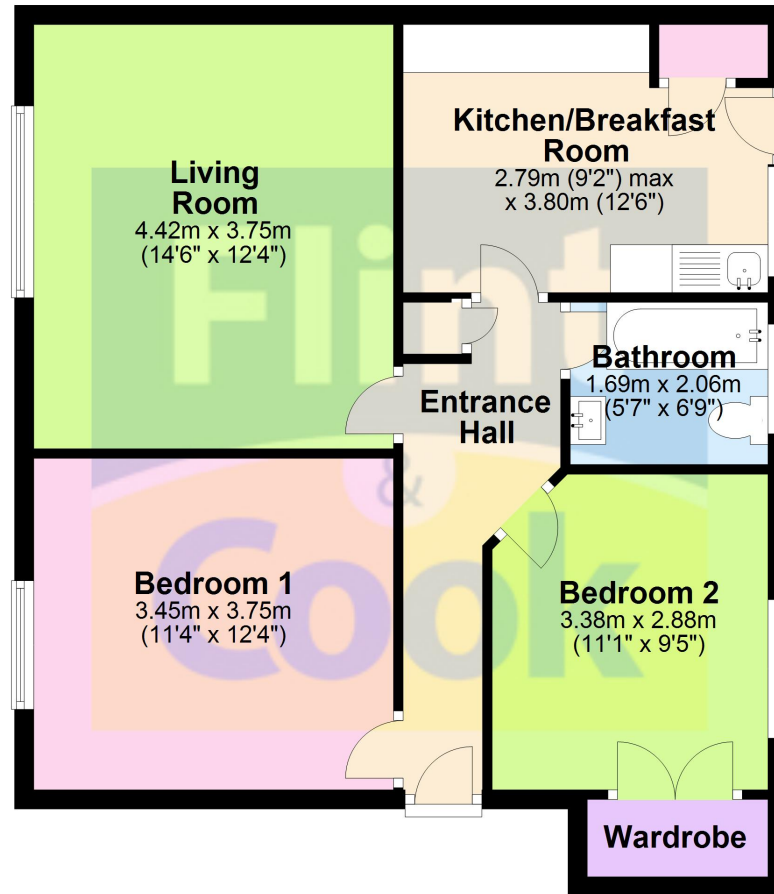
From Ross town centre proceed into Copse Cross Street and continue up the hill passing The Prince of Wales public house. Take the second right turn into Palmerston Road where the property will be found shortly after on the left.

Money laundering

Prospective purchasers will be asked to provide address verification, photo identification and proof of funds at the time of making an offer.

Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	50
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		