

FOR  
SALE



4 Alton Place, Gloucester Road, Ross-on-Wye, Herefordshire HR9 5NA

£130,000 - Leasehold

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## PROPERTY SUMMARY

Situated in this popular residential location just a short distance from the market town of Ross-on-Wye a 2 bedroom, first floor flat offering ideal investment accommodation. The property is sold with no onward chain, requires a degree of modernisation and due to the length of Lease can only be sold to cash buyers.

## POINTS OF INTEREST

- *First Floor Flat*
- *2 Bedrooms*
- *No onward chain*
- *Cash buyers only*
- *Requires modernisation*
- *Garage & parking*
- *Popular residential location*



## ROOM DESCRIPTIONS

### **Entrance doors leading to Entrance Hallway**

with fitted carpets, fuse-board, carpeted stairs leading up to the

### **First Floor Landing**

with fitted carpet, loft hatch, double-glazed window, night storage heater and door to

### **Living Room**

with fitted carpet, night storage heater, three wall lights, ceiling light point, double-glazed window to rear, large Airing Cupboard with hot water cylinder and fitted wooden shelving.

### **Kitchen**

fitted with matching base and wall units, ample work surface space, 1 1/2 stainless steel sink and drainer, four-ring electric hob with electric oven and extractor over, tiled splashback, striplight, double-glazed window to rear, space for free standing fridge/freezer, under counter space for washing machine and vinyl flooring.

### **Bedroom 1**

fitted carpet, electric panel heater and double-glazed bay to front.

### **Bedroom 2**

fitted carpet, electric panel heater, double-glazed window to front and alcove over the stairs bulk head.

### **Bathroom**

with three piece suite comprising panelled bath with electric shower over, part-tiled surround, low flush WC, pedestal wash hand basin, vinyl flooring and double-glazed window.

### **Outside**

to the rear there is a garage with up and over door, personal door to side and parking space in front.

To the front a gate provides access to the front garden which is laid to stone for ease of low maintenance with a border of ornamental shrubs and three planter, beds of ornamental shrubs also belonging to Flat 4 this is a shared access with the ground floor flat. There is a paved pathway providing access to the rear where you will find the personal door to the garage and access to the parking. There is also a small area of stone for seating and a rear access gate.

### **Services**

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

### **Agents Note**

Due to the length of Lease the property can only be sold to cash buyers as it is un-mortgageable. The Lease length is 61 years with a 99 year Lease commencing in 23rd March 1987. No service charge. Ground Rent is peppercorn.

There is a tenant currently in situ paying a rent of £675 per calendar month.

### **Outgoings**

Council tax band B payable 2024/25 £1862.97. Water and drainage rates are payable. Ground rent Peppercorn. No Maintenance Charge.

### **Viewing**

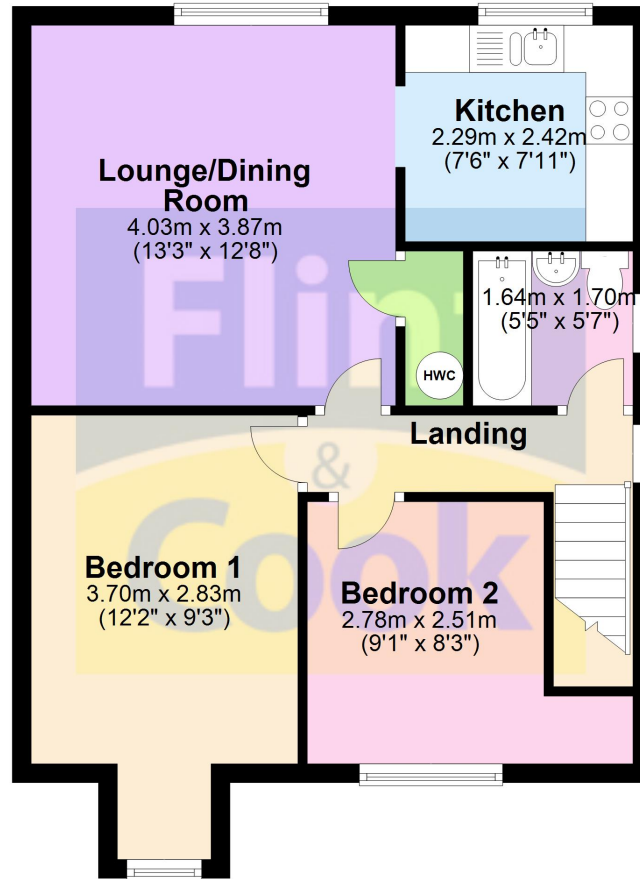
Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

### **Money laundering**

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

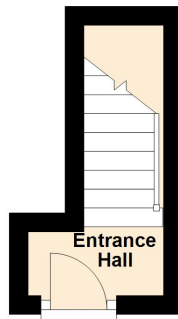
### First Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



### Ground Floor

Approx. 2.8 sq. metres (30.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			