



ROSS ON WYE

Offers over **£350,000**

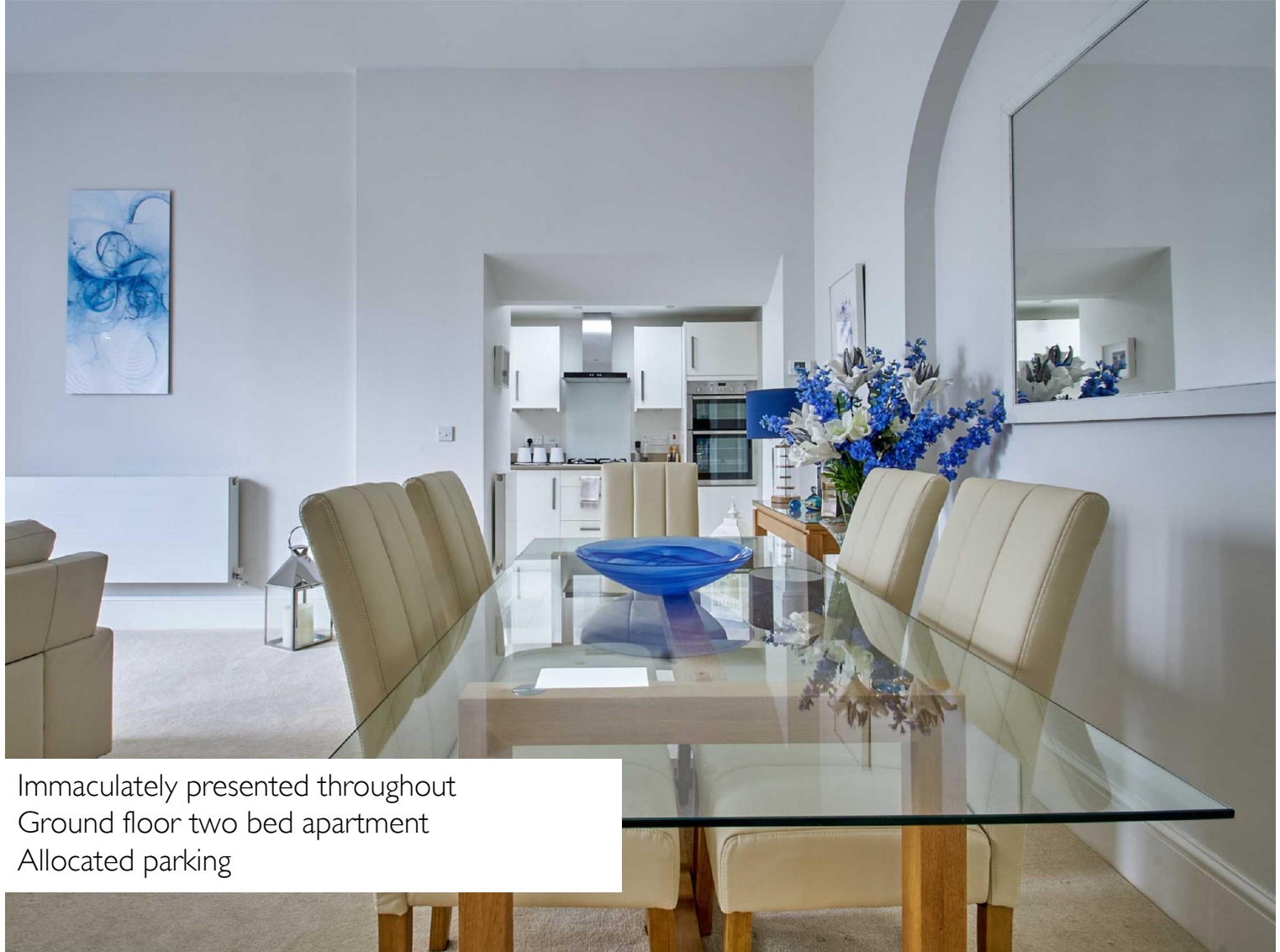


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To book a viewing call 01989 768484

2 THE CHASEDALES

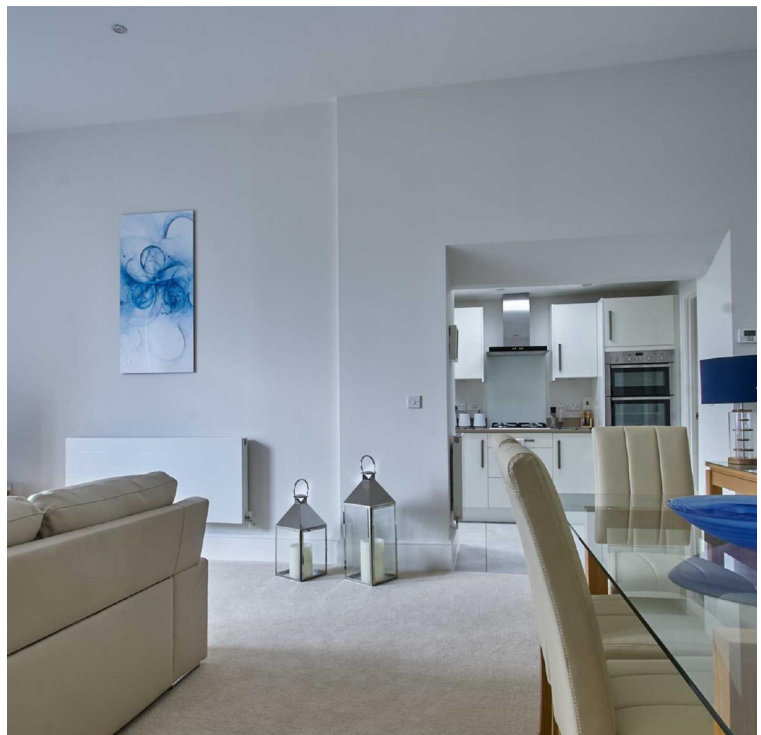
Walford Road, Ross on Wye, Herefordshire, HR9 5SS



Immaculately presented throughout
Ground floor two bed apartment
Allocated parking

This stunning two bedroom ground floor apartment is housed within a beautiful old period house, within a private gated development.

Located in one of the most sought-after areas of Ross on Wye, the Chasedales is an exclusive private development, offering landscaped communal gardens, woodland views and easy access to the town centre and numerous countryside walks.

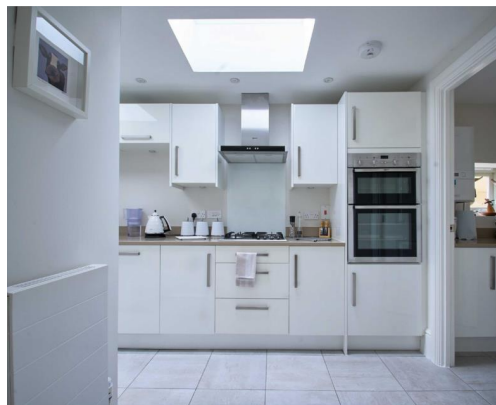
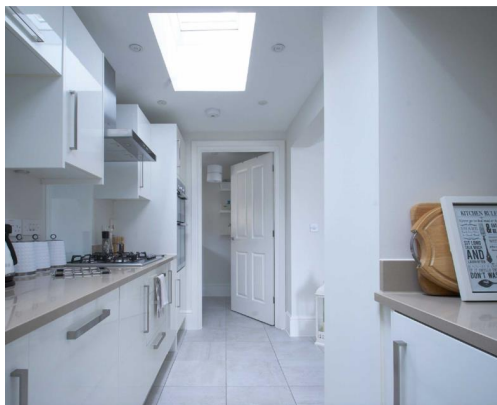


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KEY FEATURES

- Beautifully presented ground floor apartment
- Set within a large period house
- 2 double bedrooms, 2 bathrooms
- Stunning living room with dining area
- Modern kitchen & utility room
- Secure Cellar, Communal gardens, views, parking



STEP INSIDE

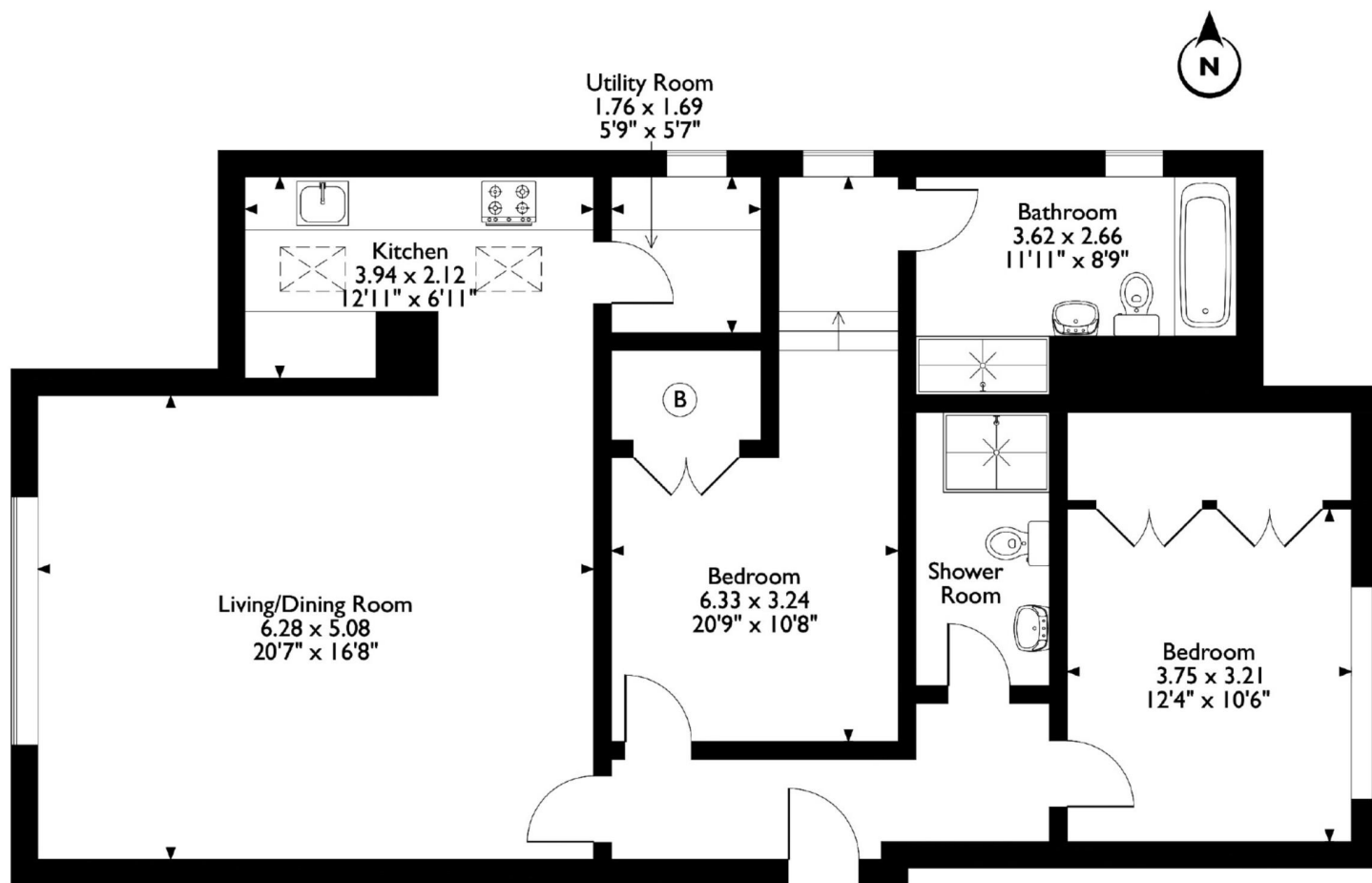


The property is entered via an impressive communal hallway, having been tastefully decorated and complete with beautiful floor tiling.

As you enter the front door, an inner hallway leads into a truly impressive living space, with high ceilings, a large window to front aspect allowing in plenty of light and a dining area. This room offers a fantastic place for entertaining, being directly adjacent to the kitchen.

The kitchen itself is bright and contemporary, with granite work surfaces, base and wall storage cupboards, integrated dishwasher, fridge, freezer, double electric oven to eye level and four ring gas hob with extractor hood above.

There are two electrically operated opening skylights, allowing plenty of light into the kitchen.



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Just off the kitchen, a door leads into a separate utility room, with work surfaces and storage units beneath, integrated washer/dryer, wall mounted boiler and fitted wall shelving.

The apartment boasts two very generous double bedrooms, both with fitted wardrobes. One of the bedrooms offers a very generous en-suite, with panel bath, separate double width shower cubicle, wash basin, W.C and heated towel rail.

There is also a family shower room off the hallway, with shower cubicle, wash basin, W.C and heated ladder style radiator.

STEP OUTSIDE



The communal grounds comprise large areas of lawn with impressive specimen trees, views towards Chase Woods and two allocated parking spaces for each property, as well as additional guest parking. There is also a communal summer house, which is used for meetings and activities by the residents. There is a secure Cellar, a useful storage area for the use of the four apartments in the building.

Agents Notes:

We are informed by the seller that the tenure is Leasehold with 1/4 share of the Freehold. The development is age restricted to over 55's. No caravans/camper vans in car parking spaces.
NHBC expires March 2027

INFORMATION

Postcode: HR9 5SS
Tenure: Leasehold/Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Proceed out of the High Street into Copse Cross Road continuing into Walford Road. As you continue along Walford Road, The Chasedales can be found on the left hand side before the turning for Eastfield Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	75
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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