



RICHARD BUTLER

ESTATE ■ AGENTS



Gloucester Road, Ross on Wye, Hfds, HR9

A unique, newly converted two bedroom ground floor apartment, luxuriously appointed to the very highest of standards with no expense spared. Situated within the heart of the popular market town of Ross on Wye.

- * Large Open Plan Living, Dining and Kitchen Area
- * Cloakroom/WC
- * Master Bedroom with En-Suite Bath/Shower Room and Walk in Wardrobe
- * Bedroom 2 with En-Suite Shower Room
- * Allocated Parking
- * Daikin Eco Air Source Central Heating
- * Eco Lighting Throughout
- * Lift to all Floors
- * Double Glazing
- * Small Private Courtyard Area
- * EPC Rating: C

Price: £229,950 Leasehold

The property forms one of just eight luxury apartments within this newly converted former antiques gallery/ United Reform Church.

The whole building has undergone a completed and thorough top to bottom refurbishment to an exceptionally high standard. Being luxuriously appointed throughout. Internal viewing is essential to fully appreciate its finish. Some apartments also have a sprinkler system.

The property is located within the heart of the picturesque market town of Ross on Wye. The ancient market town has attracted visitors since the 18th century who come to enjoy the scenic Wye Valley and surrounding countryside. Within the town there are a wide range of shopping, social and sporting facilities. The centres of Hereford, Gloucester and Cheltenham are with easy commuting distance and the major cities of Birmingham, Bristol and Cardiff are all within approximately 1 hour's drive.

Styled to perfection, this extremely spacious two bedroomed ground floor apartment exudes quality and contemporary flare. Accessed from either the front or rear through one of the stunning communal entrance halls, with lift access from the front hall. Leading to an Inner Hall which serves just apartment one and two.

The property is entered via:

Panelled Front Entrance Door leading to:

Stunning Open Plan Living/Dining/Kitchen Area: 23'9" x 16' (7.24m x 4.88m).

The room is beautifully lit with a clever use of LED ceiling lights with dimmer switches, together with plenty of natural light having two pairs of hardwood French doors leading out to courtyard and additional central double glazed window.

The stunning **Kitchen Area** is fitted and equipped to the highest standard with a good range of matching white base and wall mounted units, finished with granite work surfaces with granite up stands, under mounted one and a half bowl sink unit with mixer tap. Appliances to include Neff stainless steel double oven and ceramic hob over with extractor fan, concealed dishwasher and washing machine/dryer and built in concealed fridge and freezer finished with stainless steel appliance switches and over counter lighting. The room is finished with Oak flooring, two radiators, telephone point, Sky point and intercom with coloured screen serving front and rear doorways.

Door to:

Cloakroom:

With contemporary style low level WC, pedestal wash hand basin, chromium heated towel radiator, half tiled walls and spotlights.

Master Bedroom 1: 15'6" x 11' (4.72m x 3.35m).

A lovely spacious room with high ceilings and inset LED spotlights and dimmer switch. Double glazed French doors leading to two elevations giving access to the courtyard. Brushed stainless steel power points, telephone point and satellite TV point, radiator. Door to:

Walk In Wardrobe: 5'7" x 4'8" (1.7m x 1.42m).

With radiator, power points, spot light.

En-Suite Bathroom:

A beautiful contemporary styled room with Porcelanosa suite comprising low level WC, wall hung wash hand basin with mono block mixer modern double end shower bath with wall mounted mixer tap, mains shower unit, glazed shower screen. Completely and beautifully tiled, LED lit mirror, shaver point, ceiling, spotlights and extractor fan.

Bedroom 2: 10'10" x 10'3" (3.3m x 3.12m) approx.

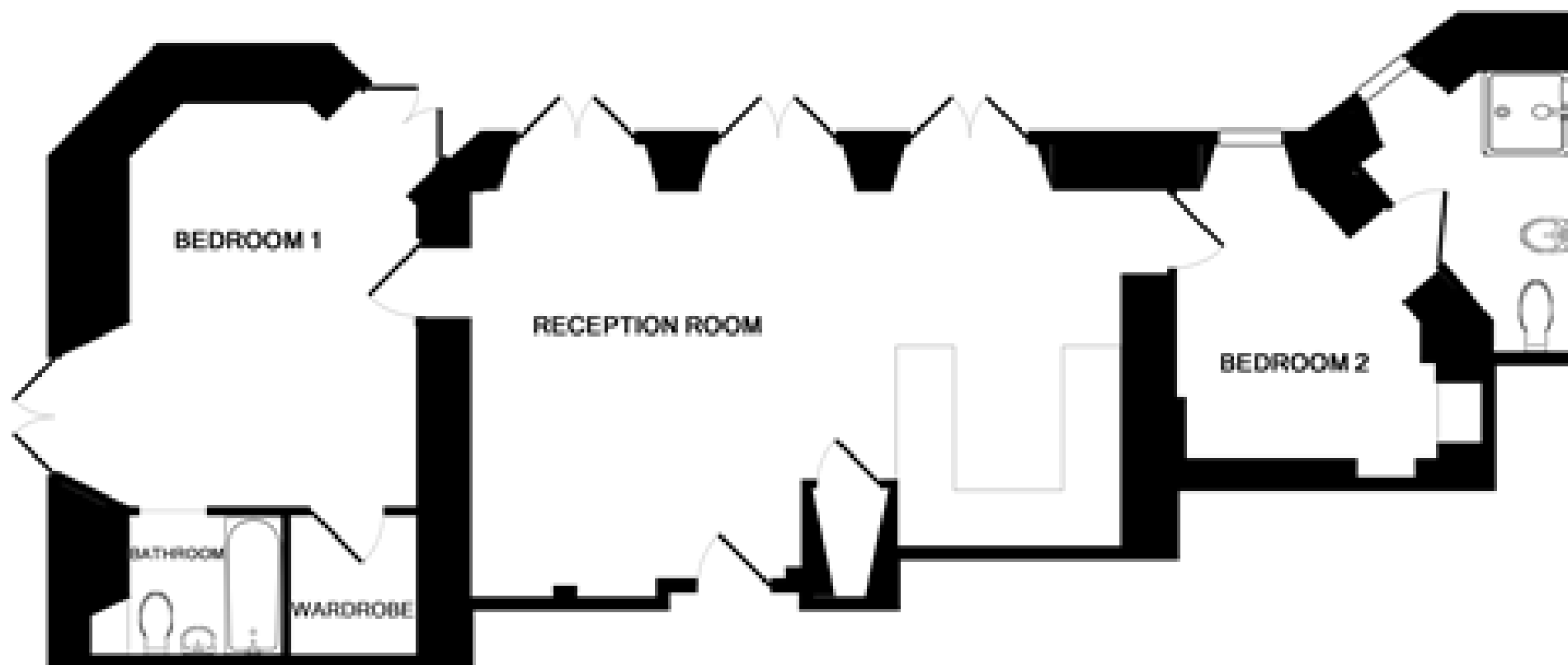
A double room with double glazed window, radiator, ample power points, storage recesses, access door to central heating boiler, hot water tank etc. Ample power points, telephone point and satellite point. Panelled door through to:

En-Suite Shower Room:

Again finished to the highest standard and exuding quality with Porcelanosa suite comprising low level WC with concealed cistern, wall hung wash hand basin with mixer tap and LED lit mirror over. Glazed and tiled shower cubicle with mains shower, extensive tiling, heated towel radiator. Double glazed window with stone sill, extractor fan and high level ceiling with LED inset spotlighting.

Outside:

Pedestrian access can be gained from Gloucester Road via the impressive front entrance which gives access via the lift down to the apartment situated on the lower ground level. The vehicular access can be gained via Hill Street and Corpus Christie Lane which leads into the rear parking area and another impressive hallway. There is allocated parking for one car.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014



