



**LEASEHOLD**

**£120,000**



## **13 MARINE GARDENS, COLEFORD, GL16 8DD**

- LOUNGE
- TWO BEDROOMS
- THERE ARE COMMUNAL LAWNS AND PARKING
- FIRST FLOOR APARTMENT
- 
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- COMMUNAL UPVC DOUBLE GLAZED DOOR TO ENTRANCE LOBBY
- VACANT POSSESSION
- 

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# 13 MARINE GARDENS, COLEFORD, GL16 8DD

A TWO BEDROOM FIRST FLOOR APARTMENT WITH DOUBLE GLAZED WINDOWS, PARKING AND WITHIN WALKING DISTANCE TO THE TOWN CENTRE. THE HISTORIC MARKET TOWN OF COLEFORD IS IN THE DELIGHTFUL FOREST OF DEAN, CLOSE TO THE WYE VALLEY. WELL LOCATED FOR ALL MOTORWAY LINKS (M50 & M48 ARE WITHIN A 12 MILE RADIUS) YET ENJOYS A FULL RANGE OF LOCAL FACILITIES TO INCLUDE: CINEMA, POST OFFICE, BANKS, LIBRARY, SHOPS, 2 SUPERMARKETS, PUBS AND RESTAURANTS. PRIMARY AND SECONDARY SCHOOLING WITH FURTHER EDUCATION, LEISURE CENTRE (AT THE COLLEGE CAMPUS) AND TWO SEPARATE GOLF COURSES. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

## ENTRANCE :

Approached via a communal UPVC double glazed door to the Entrance Lobby, stairs to 1st floor. Private wooden door gives access to the Entrance Hall.

## LOUNGE: 18' 2" x 10' 7" (5.53m x 3.22m)

Rear aspect UPVC window, laminate flooring, night storage heater, TV and telephone points.

**KITCHEN: 11' 9" x 8' 9" (3.58m x 2.66m)**, Rear aspect UPVC window, base units with worktop over, electric cooker point, plumbing for washing machine, breakfast bar, extractor hood with light.

**BEDROOM ONE: 10' 8" x 8' 9" (3.25m x 2.66m)**, Front aspect UPVC window, night storage heater, smoke alarm.

**BEDROOM TWO: 10' 0" x 8' 8" (3.05m x 2.64m)**, Front aspect UPVC window, night storage heater, smoke alarm, built-in wardrobe, airing cupboard housing the hot water tank and immersion heater.

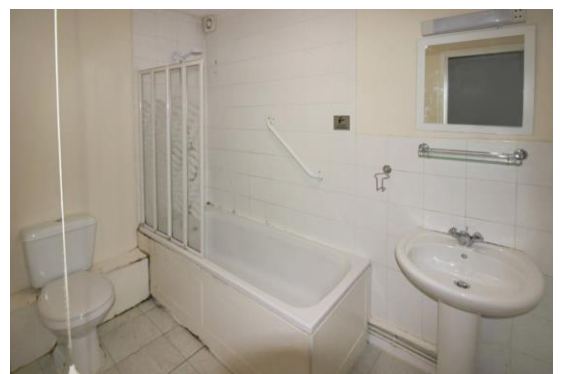
**BATHROOM:** Comprising of WC, wash hand basin, bath with mains shower over, shaving point with light, electric radiator, extractor fan.



**OUTSIDE:** There are Communal lawns and parking

**AGENTS NOTE:** The lease is for 999 years starting in March 1978. There is a monthly charge of £50 which covers ground rent and months maintenance

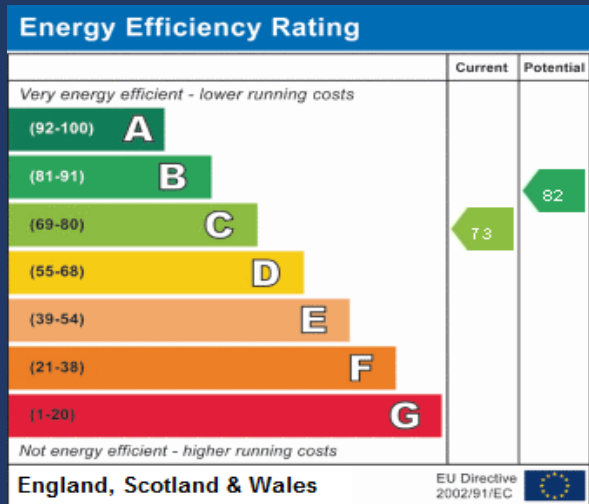




**DIRECTIONS: From our Coleford Office Take the 1st exit off the clock tower, continue past the shops and the block of flats can be found on your left hand side.**

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 833333**



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