



LEASEHOLD

£110,000



9 ROSEDALE COURT, CINDERFORD, GL14 2TL

- **SPACIOUS & WELL PRESENTED**
- **ONE LARGE BEDROOM**
- **KITCHEN**
- **GAS CENTRAL HEATING**
- **CONVENIENT LOCATION**
- **LIVING ROOM**
- **PARKING SPACE**
- **DOUBLE GLAZING**

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A SPACIOUS & WELL PRESENTED ONE BEDROOM APARTMENT.

HALL:

Radiator, airing cupboard with radiator.

LIVING ROOM: 18' 5" x 10' 0" (5.61m x 3.05m)

Living Area with window, radiator. Kitchen Area – Base and eye level storage units incorporating worktop space with sink unit, breakfast bar, gas fired boiler (central heating and hot water), plumbing for automatic washing machine, oven with gas hob and hood over, tiled splashbacks.

BATHROOM: Three piece suite, comprising of paneled bath, close couple WC, pedestal wash hand basin, tiled splashbacks, over-bath shower, radiator.

BEDROOM: 14' 10" x 9' 0" (4.52m x 2.74m),

Radiator and window.

OUTSIDE: Parking for one vehicle adjacent to the property.



AGENTS NOTE: The lease is for 99 years starting from 1st September 2005 and there is a management charge of £50 per month.

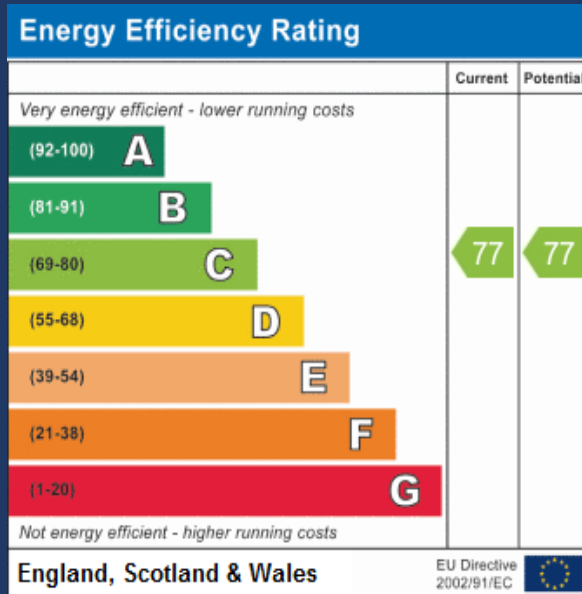




Directions: From our Cinderford office proceed down over the triangle into Market Street. Follow the road along taking your first turning right into Victoria Street. Follow the road down taking your next turning right into College Road and continue along this road until you see an arched entrance in front of you. Proceed through the archway and the flat 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.

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ABOUT
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