



LEASEHOLD

£92,500



121 FAIRWAYS AVENUE, COLEFORD, GL16 8RP

- ONE BEDROOM
- CLOSE TO TOWN CENTRE

- CAR PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT

www.kjtresidential.co.uk

121 FAIRWAYS AVENUE, COLEFORD, GLOUCESTERSHIRE, GL16 8RP

A ONE BEDROOM FIRST FLOOR APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

ACCOMMODATION:

LIVING ROOM/KITCHEN: 15' 8" x 12' 5" (4.77m x 3.78m) narrowing to 9' 4" Range of base storage units with work top surfaces incorporating single drainer stainless steel sink unit with hot and cold taps over, tiled splashbacks, electric cooker point, plumbing for automatic washing machine, breakfast bar, and recess for fridge etc with power point and double glazed window to side. Living area - Wall mounted electric very smart room heater and double glazed window to rear.

BEDROOM: 9' 6" x 8' 0" (2.89m x 2.44m), Double wardrobe with sliding doors, wall mounted electric very smart room heater and double glazed window to rear.

BATHROOM: Three piece suite comprising panelled bath with Triton shower over, close coupled WC, pedestal wash hand basin, sliding door to airing cupboard with shelf and hot water tank with electric emersion.

OUTSIDE: Communal garden area and car parking to rear.

AGENT NOTE: Management charge £30.00 per month to include buildings insurance and maintenance of communal areas.

SERVICES: MAINS WATER, DRAINAGE AND ELECTRICITY, PLEASE NOTE: THE HEATING SYSTEM, APPLIANCES WHERE STATED AND SERVICES, HAVE NOT BEEN TESTED.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.