



00 Highwood Drive, Nailsworth, GL6 0BJ

Offers in excess of £150,000

**** MODERN GROUND FLOOR APARTMENT - NO ONWARD CHAIN ****

Set in Nailsworth which is a pretty town in the valleys and the heart of the Cotswold lies this well presented and spacious ground floor apartment. Located in a modern apartment block with other similar homes and close to the towns local amenities and access to the A46. With just four miles south of Stroud the location is sought after with plenty of leisure facilities, shops, bars/restaurants, schools and Churches.

We strongly recommend an early inspection.

The accommodation on offer briefly consists: Entrance hallway with storage, open planned living room to the kitchen which is fitted with base and wall units along with preparation surfaces. Doors then lead to the two spacious bedrooms and bathroom.

This property is also allocated a parking space.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

105 years remaining on the lease
Ground rent: £0 per annum
Maintenance charge approx : £1146.16 per annum -

This information is provided by the vendor and should be verified during the conveyancing process.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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