

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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**FREEHOLD**

**Offers in the Region Of  
£599,995**

AN OPPORTUNITY TO PURCHASE AN INVESTMENT BUILDING COMPRISING EIGHT PURPOSE BUILT ONE BEDROOM APARTMENTS WITH ALLOCATED PARKING, VIEWS IN A TOWN CENTRE LOCATION. CURRENT RENT PASSING CIRCA £500 PCM PER APARTMENT/APPROX. £48K PER ANNUM, POTENTIAL UPLIFT TO £550 PCM PER APARTMENT/CIRCA £52,800K PER ANNUM. SUBJECT TO PLANNING CONSENT POTENTIAL FOR FURTHER APARTMENTS WITHIN THE ATTIC SPACE.

## Property Description

The property is situated in Cinderford in the heart of the Forest of Dean. There are many scenic walks to enjoy. There is local shop very close by and Cinderford Town Centre is within walking distance. Cinderford has a cinema in the Town Centre as well as local amenities. There are road links to Ross on Wye 8.8 miles, Lydney 12.5 miles, Gloucester 15.5 miles.

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.

### **APPROXIMATE ROOM SIZES:**

Bedroom - 4m x 3m (13'2 x 9'10)

Kitchen/Living room - 4m x 4.2m (13'2 x 13'9)

Bathroom - 1.74m x 2m (5'9 x 6'6)

**OUTSIDE:** allocated parking for each apartment.

**AGENTS NOTE:** on offer the Freehold incorporating the Management company - Kenley House Management Company Limited to the incoming purchaser. That purchaser can then offer or sell them individually with leasehold options.

**SERVICES:** mains water, electricity and drainage. **THE SERVICES AND CENTRAL HEATING, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**

**OUTGOINGS: COUNCIL TAX BAND 'A'**

**APARTMENTS 2, 3, 4 & 6 - EPC RATING 'C'**

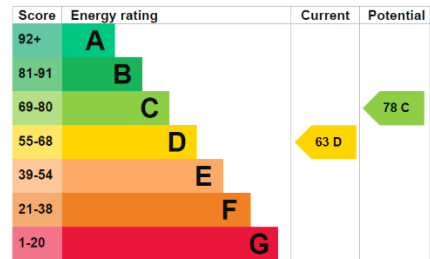
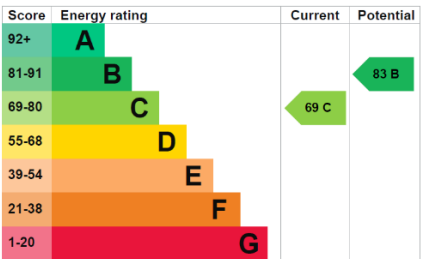
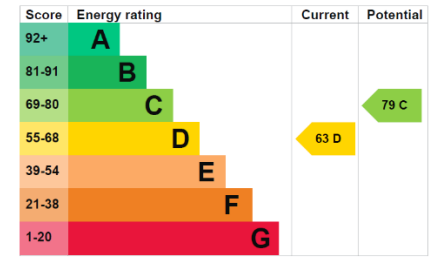
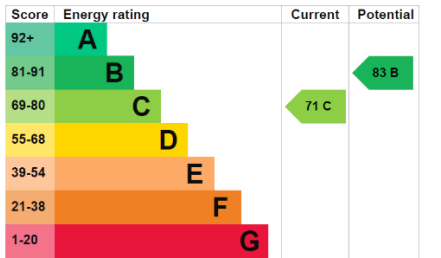
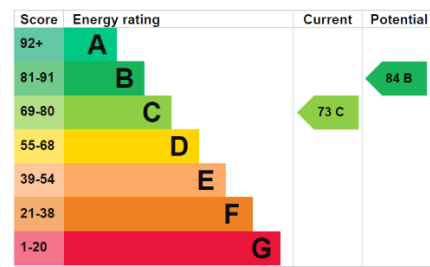
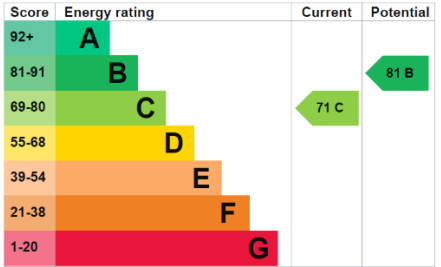
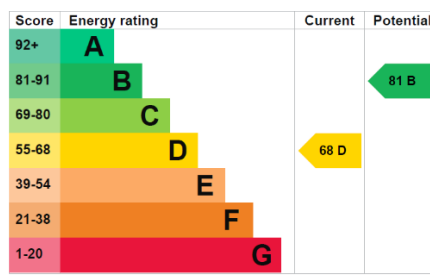
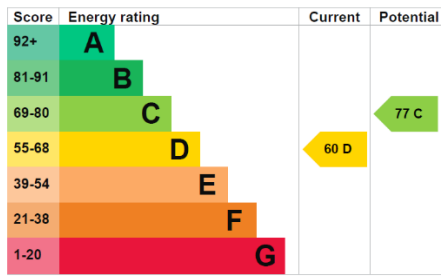
**APARTMENTS 1, 5, 7 & 8 - EPC RATING 'D'**

**AGENTS NOTE:** the Partners of Toombs & Toombs Properties have a financial interest in this property.

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### Kenley House, Cinderford - Leasehold Investment Opportunity - 8 Purpose-built 1 bed apartments

#### Apartment 1/2

Typical Ground Floor layout



Total area approx 35.1m<sup>2</sup> (377 sq ft)

#### Apartment 3/4

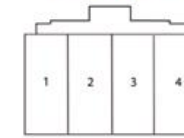
#### Apartment 3/4

Typical Ground Floor layout

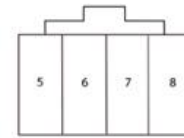


Total area approx 35.1m<sup>2</sup> (377 sq ft)

#### Building layout

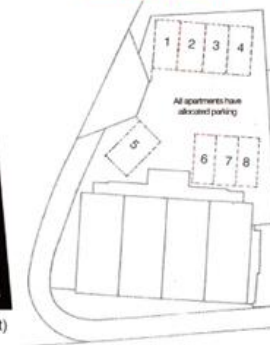


GROUND FLOOR



FIRST FLOOR

#### Allocated parking



All apartments have allocated parking

#### Apartment 5/6

Typical First Floor Layout



Total area approx 35.3m<sup>2</sup> (380 sq ft)

#### Apartment 7/8

Typical First Floor Layout



Total area approx 35.3m<sup>2</sup> (380 sq ft)

- The properties are currently fully let\***
- Town centre locations for convenient letting
  - Close to all amenities
  - 999 year lease from January 2003
  - Management company/Freehold is Kenley House Management Company Ltd.

- All of the apartments benefit from**
- Double glazing
  - Modern kitchens and bathrooms
  - Electric background heating
  - Allocated parking
  - Woodland views

#### Approximate room sizes

Bedroom 4m x 3m (13' 2" x 9' 10")

Kitchen/Living Room 4m x 4.2m (13' 2" x 13' 9")

Bathroom 1.75m x 2m (5' 9" x 6' 6")

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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