



LEASEHOLD

£225,000



7 ROYAL FORESTERS COURT, CINDERFORD, GLOUCESTERSHIRE, GL14 2FA

- THREE BEDROOMS
- LARGE KITCHEN
- GARDEN
- LARGE LIVING ROOM
- BATHROOM
- OFF ROAD PARKING

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT WITH OUTSTANDING VIEWS ACROSS THE SEVERN VALE.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities 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.

Hall: Oak floor, built-in cupboard with boiler for central heating and domestic hot water, radiator, loft access.

Lounge: 15' 4" x 13' 2" (4.67m x 4.01m), Triple aspect fantastic views, two radiators.

Kitchen: 15' 0" x 10' 11" (4.57m x 3.33m), Fitted at wall and base level, oven, hob with hood over, plumbing for automatic washing machine, window to side, Metro tiles, tiled floor, radiator fridge/freezer, dishwasher.

Bedroom One: 14' 9" x 9' 2" (4.5m x 2.8m), Window to front with views, radiator, built-in wardrobes.



Bedroom Two: 11' 7" x 10' 3" (3.52m x 3.12m), Window to front with views, radiator.

Bedroom Three: 13' 0" x 7' 7" (3.96m x 2.32m), Window to side, radiator.

Bathroom: Three piece suite, shower cubicle, tiling to floor and walls, sun pipe, radiator, extractor.

Outside: Allotted parking for two cars and private courtyard garden.



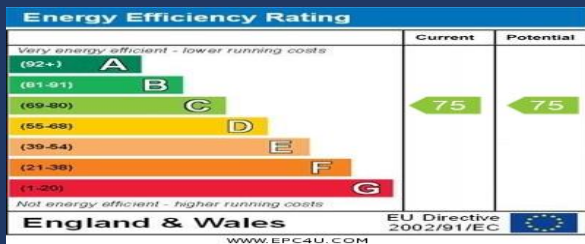
Outgoings: Currently £60 per month management, communal lighting and insurance charge.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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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