

£90,000

ONE BEDROOM FIRST FLOOR APARTMENT ideal for an INVESTOR PURCHASER benefitting from GAS FIRED CENTRAL HEATING, DOUBLE GLAZING and OFF ROAD PARKING being situated CLOSE TO LOCAL AMENITIES all offered with NO ONWARD CHAIN.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office.

Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a wooden door into:

ENTRANCE HALLWAY

Electrical consumer unit, access to roof space, ceiling light. Wooden door into:

LOUNGE

10'09" x 9'02" (3.28 x 2.79)

Radiator, power points, TV point, telephone point, ceiling light, rear aspect upvc double glazed window. Wooden door into:

KITCHEN

8'07" x 7'02" (2.62 x 2.18)

A range of base, wall and drawer mounted units, wall mounted gas fired central heating Worcester boiler, space for cooker, space for fridge/freezer, stainless steel single drainer sink unit with hot and cold taps over, power points, partly tiled walls, radiator, ceiling light, rear aspect upvc double glazed window.

BEDROOM

12'03" x 7'11" (3.73 x 2.41)

Power points, radiator, ceiling light, rear aspect upvc double glazed window.

BATHROOM

White suite comprising shower cubicle with Neptune Exotic shower attached, tiled walls, pedestal wash hand basin, radiator, close coupled W.C, extractor fan.

AGENTS NOTE

The freehold of the building is owned by a private limited company (Chapel Apartments (Berry Hill) Limited) and each flat owner has one of the six company shares. 999 year lease from 1993. Service Charge £50.00 per month.

SERVICES

Mains Water, Drainage, Gas and Electric.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold (Share of the Freehold)

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along taking the second turning right signposted Berry Hill. Continue up the hill to the crossroads and turn right, proceed along until reaching the traffic lights and turn left into

Park Road. Proceed along here and take the first turning left into Chapel Road where the apartment block can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Berry Hill

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Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club which houses Pitchside Café.

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