

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.

Energy Efficiency Rating		Energy Efficiency Rating	
Current	Future	Current	Future
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
New non-domestic buildings - lower CO2 emissions		New non-domestic buildings - lower CO2 emissions	
100 (A+)		100 (A+)	
80 (A)		80 (A)	
60 (B)		60 (B)	
40 (C)		40 (C)	
20 (D)		20 (D)	
10 (E)		10 (E)	
5 (F)		5 (F)	
1 (G)		1 (G)	
0 (H)		0 (H)	
0 (I)		0 (I)	
0 (J)		0 (J)	
0 (K)		0 (K)	
0 (L)		0 (L)	
0 (M)		0 (M)	
0 (N)		0 (N)	
0 (O)		0 (O)	
0 (P)		0 (P)	
0 (Q)		0 (Q)	
0 (R)		0 (R)	
0 (S)		0 (S)	
0 (T)		0 (T)	
0 (U)		0 (U)	
0 (V)		0 (V)	
0 (W)		0 (W)	
0 (X)		0 (X)	
0 (Y)		0 (Y)	
0 (Z)		0 (Z)	
0 (AA)		0 (AA)	
0 (AB)		0 (AB)	
0 (AC)		0 (AC)	
0 (AD)		0 (AD)	
0 (AE)		0 (AE)	
0 (AF)		0 (AF)	
0 (AG)		0 (AG)	
0 (AH)		0 (AH)	
0 (AI)		0 (AI)	
0 (AJ)		0 (AJ)	
0 (AK)		0 (AK)	
0 (AL)		0 (AL)	
0 (AM)		0 (AM)	
0 (AN)		0 (AN)	
0 (AO)		0 (AO)	
0 (AP)		0 (AP)	
0 (AQ)		0 (AQ)	
0 (AR)		0 (AR)	
0 (AS)		0 (AS)	
0 (AT)		0 (AT)	
0 (AU)		0 (AU)	
0 (AV)		0 (AV)	
0 (AW)		0 (AW)	
0 (AX)		0 (AX)	
0 (AY)		0 (AY)	
0 (AZ)		0 (AZ)	
0 (BA)		0 (BA)	
0 (BB)		0 (BB)	
0 (BC)		0 (BC)	
0 (BD)		0 (BD)	
0 (BE)		0 (BE)	
0 (BF)		0 (BF)	
0 (BG)		0 (BG)	
0 (BH)		0 (BH)	
0 (BI)		0 (BI)	
0 (BJ)		0 (BJ)	
0 (BK)		0 (BK)	
0 (BL)		0 (BL)	
0 (BM)		0 (BM)	
0 (BN)		0 (BN)	
0 (BO)		0 (BO)	
0 (BP)		0 (BP)	
0 (BQ)		0 (BQ)	
0 (BR)		0 (BR)	
0 (BS)		0 (BS)	
0 (BT)		0 (BT)	
0 (BU)		0 (BU)	
0 (BV)		0 (BV)	
0 (BW)		0 (BW)	
0 (BX)		0 (BX)	
0 (BY)		0 (BY)	
0 (BZ)		0 (BZ)	
0 (CA)		0 (CA)	
0 (CB)		0 (CB)	
0 (CC)		0 (CC)	
0 (CD)		0 (CD)	
0 (CE)		0 (CE)	
0 (CF)		0 (CF)	
0 (CG)		0 (CG)	
0 (CH)		0 (CH)	
0 (CI)		0 (CI)	
0 (CJ)		0 (CJ)	
0 (CK)		0 (CK)	
0 (CL)		0 (CL)	
0 (CM)		0 (CM)	
0 (CN)		0 (CN)	
0 (CO)		0 (CO)	
0 (CP)		0 (CP)	
0 (CQ)		0 (CQ)	
0 (CR)		0 (CR)	
0 (CS)		0 (CS)	
0 (CT)		0 (CT)	
0 (CU)		0 (CU)	
0 (CV)		0 (CV)	
0 (CW)		0 (CW)	
0 (CX)		0 (CX)	
0 (CY)		0 (CY)	
0 (CZ)		0 (CZ)	
0 (DA)		0 (DA)	
0 (DB)		0 (DB)	
0 (DC)		0 (DC)	
0 (DD)		0 (DD)	
0 (DE)		0 (DE)	
0 (DF)		0 (DF)	
0 (DG)		0 (DG)	
0 (DH)		0 (DH)	
0 (DI)		0 (DI)	
0 (DJ)		0 (DJ)	
0 (DK)		0 (DK)	
0 (DL)		0 (DL)	
0 (DM)		0 (DM)	
0 (DN)		0 (DN)	
0 (DO)		0 (DO)	
0 (DP)		0 (DP)	
0 (DQ)		0 (DQ)	
0 (DR)		0 (DR)	
0 (DS)		0 (DS)	
0 (DT)		0 (DT)	
0 (DU)		0 (DU)	
0 (DV)		0 (DV)	
0 (DW)		0 (DW)	
0 (DX)		0 (DX)	
0 (DY)		0 (DY)	
0 (DZ)		0 (DZ)	
0 (EA)		0 (EA)	
0 (EB)		0 (EB)	
0 (EC)		0 (EC)	
0 (ED)		0 (ED)	
0 (EE)		0 (EE)	
0 (EF)		0 (EF)	
0 (EG)		0 (EG)	
0 (EH)		0 (EH)	
0 (EI)		0 (EI)	
0 (EJ)		0 (EJ)	
0 (EK)		0 (EK)	
0 (EL)		0 (EL)	
0 (EM)		0 (EM)	
0 (EN)		0 (EN)	
0 (EO)		0 (EO)	
0 (EP)		0 (EP)	
0 (EQ)		0 (EQ)	
0 (ER)		0 (ER)	
0 (ES)		0 (ES)	
0 (ET)		0 (ET)	
0 (EU)		0 (EU)	
0 (EV)		0 (EV)	
0 (EW)		0 (EW)	
0 (EX)		0 (EX)	
0 (EY)		0 (EY)	
0 (EZ)		0 (EZ)	
0 (FA)		0 (FA)	
0 (FB)		0 (FB)	
0 (FC)		0 (FC)	
0 (FD)		0 (FD)	
0 (FE)		0 (FE)	
0 (FF)		0 (FF)	
0 (FG)		0 (FG)	
0 (FH)		0 (FH)	
0 (FI)		0 (FI)	
0 (FJ)		0 (FJ)	
0 (FK)		0 (FK)	
0 (FL)		0 (FL)	
0 (FM)		0 (FM)	
0 (FN)		0 (FN)	
0 (FO)		0 (FO)	
0 (FP)		0 (FP)	
0 (FQ)		0 (FQ)	
0 (FR)		0 (FR)	
0 (FS)		0 (FS)	
0 (FT)		0 (FT)	
0 (FU)		0 (FU)	
0 (FV)		0 (FV)	
0 (FW)		0 (FW)	
0 (FX)		0 (FX)	
0 (FY)		0 (FY)	
0 (FZ)		0 (FZ)	
0 (GA)		0 (GA)	
0 (GB)		0 (GB)	
0 (GC)		0 (GC)	
0 (GD)		0 (GD)	
0 (GE)		0 (GE)	
0 (GF)		0 (GF)	
0 (GG)		0 (GG)	
0 (GH)		0 (GH)	
0 (GI)		0 (GI)	
0 (GJ)		0 (GJ)	
0 (GK)		0 (GK)	
0 (GL)		0 (GL)	
0 (GM)		0 (GM)	
0 (GN)		0 (GN)	
0 (GO)		0 (GO)	
0 (GP)		0 (GP)	
0 (GQ)		0 (GQ)	
0 (GR)		0 (GR)	
0 (GS)		0 (GS)	
0 (GT)		0 (GT)	
0 (GU)		0 (GU)	
0 (GV)		0 (GV)	
0 (GW)		0 (GW)	
0 (GX)		0 (GX)	
0 (GY)		0 (GY)	
0 (GZ)		0 (GZ)	
0 (HA)		0 (HA)	

£95,000

A WELL PRESENTED GROUND FLOOR ONE BEDROOM APARTMENT benefiting from its OWN PRIVATE ENTRANCE, OFF-ROAD PARKING and NO ONWARD CHAIN. Offering WELL PROPORTIONED ACCOMMODATION throughout, this property is an IDEAL FIRST TIME BUY, INVESTMENT OR LOCK-UP-AND-LEAVE HOME, conveniently situated within easy reach of local amenities.

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 which houses Pitchside Café.

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.



KITCHEN

12'06" x 6'11" (3.81m x 2.11m)

Accessed via a part double glazed uPVC entrance door. Fitted with a range of base and wall mounted units with rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge, tiled flooring, radiator, power points, appliance points, wall mounted Worcester combination boiler, built-in storage cupboard, rear aspect double glazed uPVC window, opening through to:

LOUNGE

11'01" x 10'00" (3.38m x 3.05m)

Radiator, power points, television point, rear aspect double glazed uPVC window.

BEDROOM

11'02" x 10'00" (3.40m x 3.05m)

Radiator, power points, rear aspect double glazed uPVC window.

BATHROOM

7'03" x 6'11" (2.21m x 2.11m)

White suite comprising panelled bath with electric

shower over, vanity wash hand basin and low level WC, tiled flooring, part tiled walls, radiator, extractor fan.

SERVICES

Mains water, electricity, gas and drainage.

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 advised.

LOCAL AUTHORITY

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

TENURE

Leasehold - Share of Freehold
Approx £50 / month service charge

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 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)

