



Old Vicarage Court

Coleford, Gloucestershire, GL16 8RR

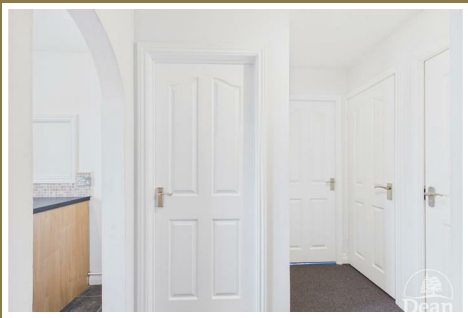
£110,000



A well presented one bedroom ground floor flat is situated within a popular purpose-built development, within walking distance of Coleford town centre. Ideal for a first-time buyer or investor, the property benefits from allocated parking and well-maintained communal gardens.

The accommodation comprises a welcoming entrance hallway, fitted kitchen with ample storage and worktop space, and a bright lounge with sliding patio doors opening directly onto the communal grounds. There is also a generous double bedroom & bathroom with a white suite & shower over the bath.

Coleford offers an excellent range of local amenities including shops, supermarkets, cafés, pubs, restaurants, schools and leisure facilities, while the surrounding Forest of Dean provides an abundance of beautiful woodland walks & outdoor pursuits.



Approached via a covered communal entrance to the front door into:

Entrance Hallway:

Doors to bedroom, bathroom, kitchen & lounge, two storage cupboards, consumer unit, power & lighting, radiator.

Lounge:

Double glazed UPVC sliding doors to front aspect, radiator, power & lighting, TV point.

Kitchen:

A range of base & wall units, oven, gas hob with extractor hood above, boiler, one & a half bowl sink with mixer tap & drainer unit, double glazed UPVC window to front aspect, power & lighting, space & plumbing for washing machine, space for fridge/freezer.

Bedroom:

Double glazed UPVC window to side aspect, radiator, power & lighting, storage cupboard.

Bathroom:

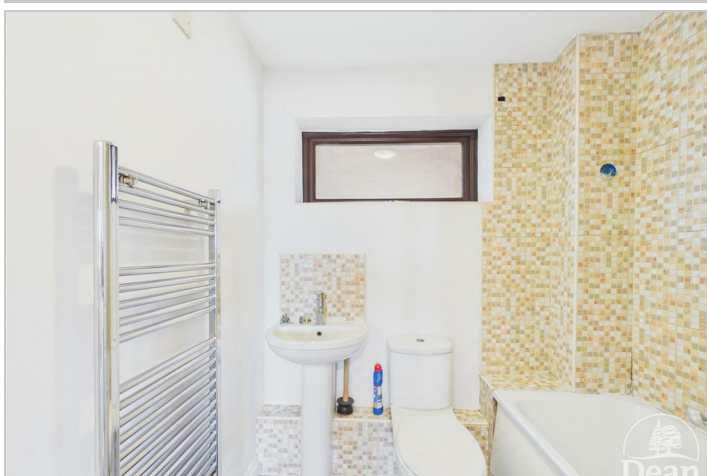
Panelled bath with shower above, W.C., heated towel rail, frosted UPVC double glazed window.

Outside:

The ground floor apartment also benefits from an allocated parking space, providing off road parking for residents & communal gardens to enjoy.

Agent's Note:

The leasehold property has a term of 999 years starting from 1989. There is 962 years remaining on the lease. A maintenance charge of £40 per calendar month is payable to the management company. This covers the ground rent, service charge, and buildings insurance. Please contact the agent for further details.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



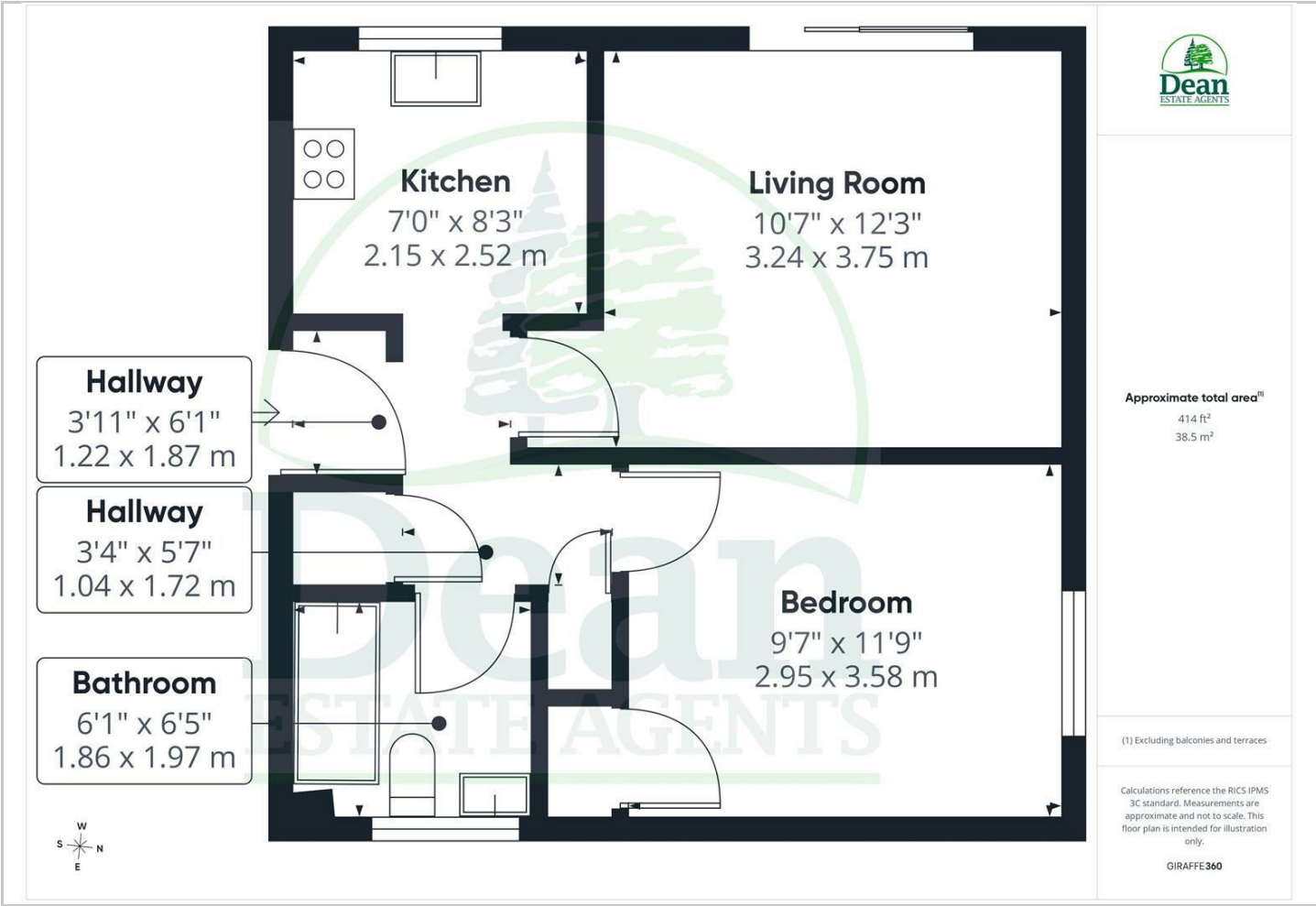
Hybrid Map



Terrain Map



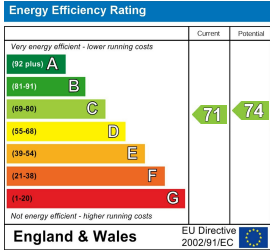
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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