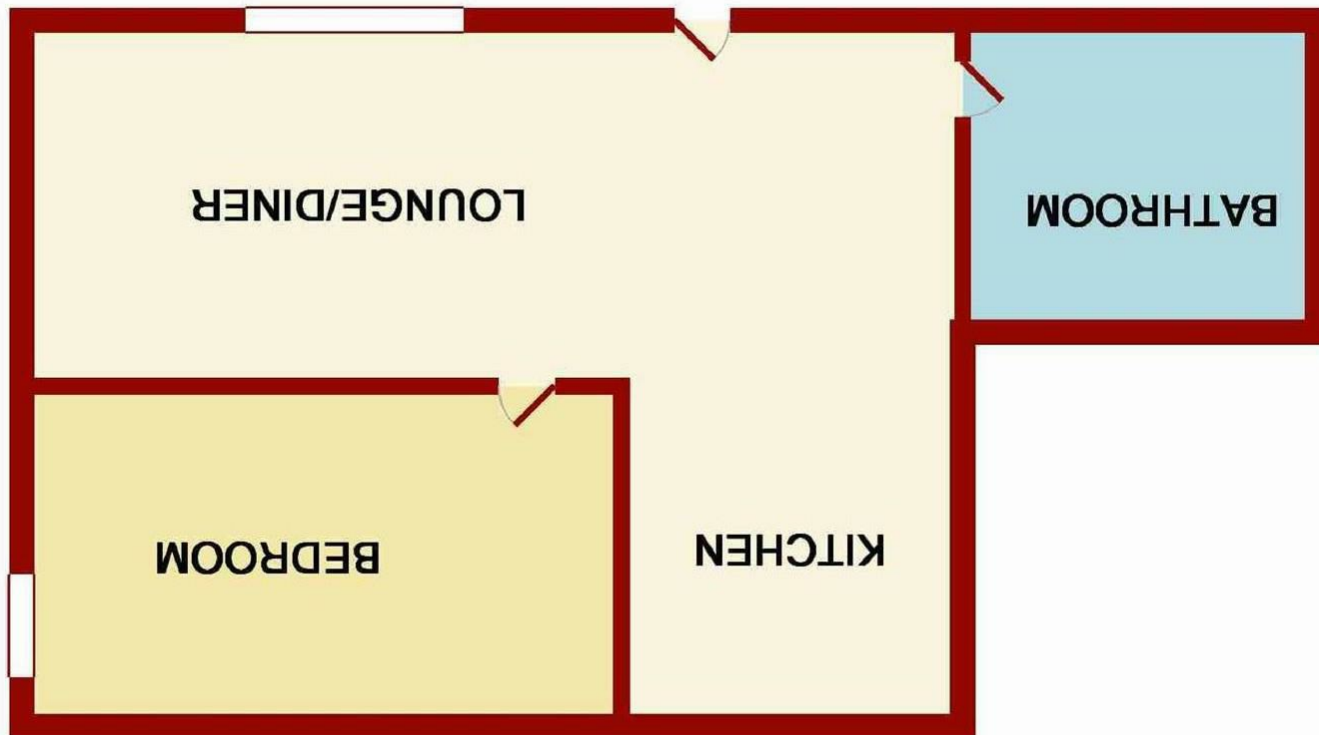
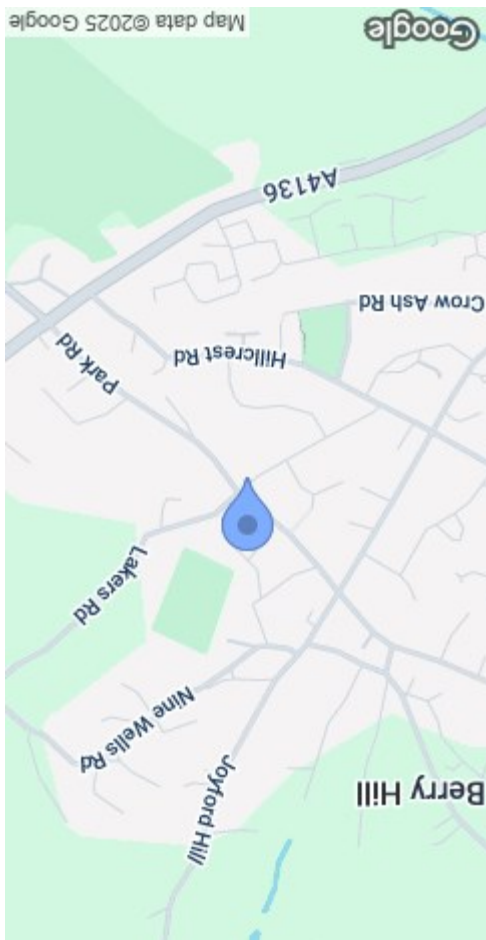




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

| England & Wales | |
|--------------------------|--|
| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |



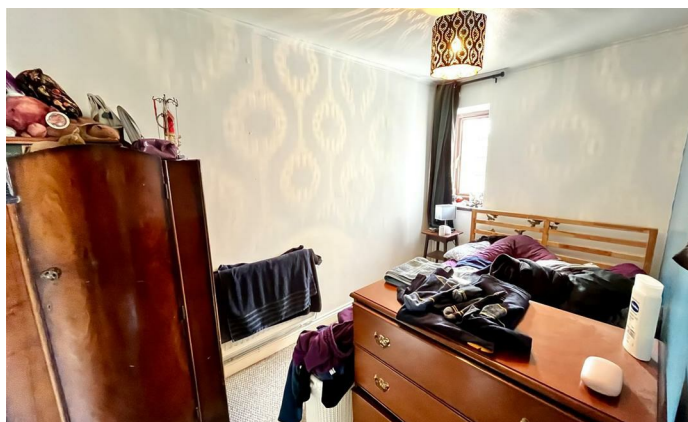
Zion Apartments Chapel Road
 Coleford GL16 7QY

£89,950

This ONE BEDROOM GROUND FLOOR FLAT comprises of an OPEN KITCHEN/LIVING SPACE and is located in the POPULAR VILLAGE LOCATION of Berry Hill. This property is being sold with NO ONWARD CHAIN and benefits from being a PERFECT RENTAL PROPERTY as its CURRENTLY LET OUT TO A LONG TERM TENANT.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist. Sporting and social facilities within the village include 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, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



COMMUNAL HALLWAY

Via part glazed frosted door. Solid wooden door to:

OPEN PLAN KITCHEN/LIVING AREA

18'03" x 10'10" (5.56m x 3.30m)

(L shaped) Range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, space for cooker, plumbing for washing machine, space for fridge/freezer, breakfast bar, appliance points, power points, partly tiled walls, television point, telephone point, laminate flooring, coving, radiator, cupboard giving access to the 'Worcester' gas fired combination boiler, front aspect wooden glazed window.

BATHROOM

Suite comprising low level w.c., pedestal wash hand basin, bath with electric shower over, panelled bath, partly tiled walls, tiled flooring, heated towel rail.

BEDROOM

11'11" x 6'07" (3.63m x 2.01m)

Radiator, power points, coving, side aspect wooden glazed window.

OUTSIDE

The property benefits from allocated off road parking,

communal gardens and communal and a laundry drying area.

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

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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.