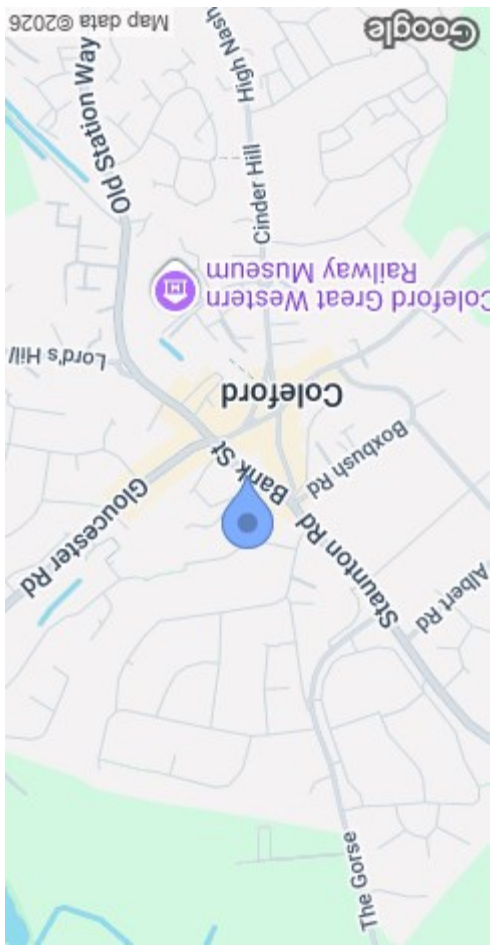

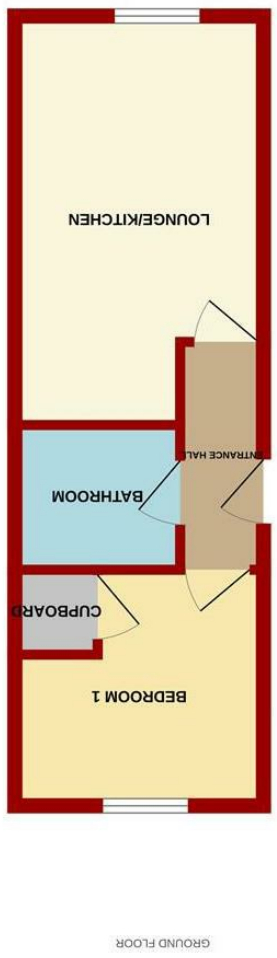

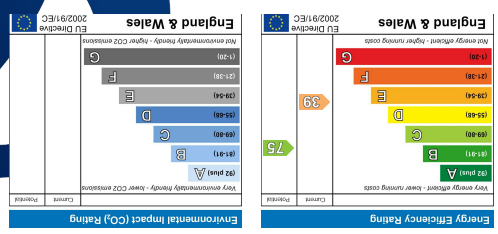

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

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.

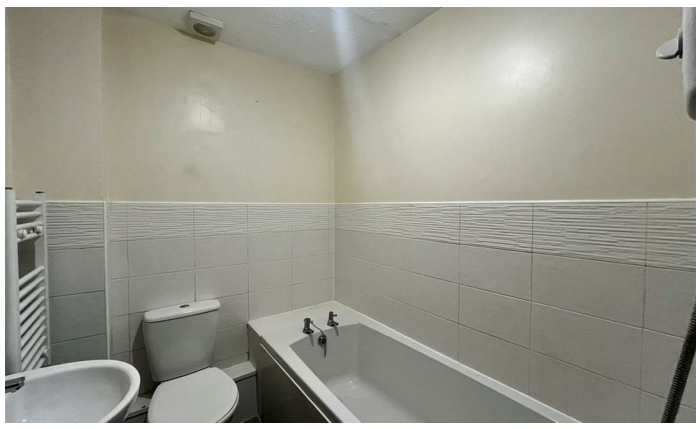
5 Chapel Apartments Bank Street
Coleford GL16 8BA

STEVE GOOCH
ESTATE AGENTS | EST 1985

£65,000

A ONE BEDROOM GROUND FLOOR FLAT situated just a SHORT WALK into COLEFORD TOWN CENTRE, benefitting from NO ONWARD CHAIN and the GREAT INVESTMENT POTENTIAL FOR LANDLORDS.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



The property is accessed via a wooden door into:

ENTRANCE HALLWAY
Power points. Door into:

KITCHEN/LOUNGE
15'11 x 9'09 (4.85m x 2.97m)

LOUNGE
Front aspect upvc double glazed window, electric radiator, power points TV point,

KITCHEN
Range of wall, base and drawer mounted units, condenser tumble dryer, built in oven, hob and extractor fan, under counter fridge freezer, stainless steel sink unit with taps over, power points.

BEDROOM 1
9'02 x 9'08 (2.79m x 2.95m)
Rear aspect upvc double glazed window, electric radiator, cupboard space.

BATHROOM
5'06 x 6'05 (1.68m x 1.96m)
Panelled bath with electric shower attachment over, close coupled W.C, heated towel rail, wash hand basin.

OUTSIDE
To the rear of the property you have a communal parking area with one reserved parking space.

AGENTS NOTE
There is 66 years left of the lease with a £75 a month ground rent charge.

SERVICES
Mains water, mains drainage, mains water.

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, twelfth share of the freehold. 66 years remaining. Ground rent charge of £75 to be paid monthly.

VIEWINGS
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 the Coleford office proceed to the traffic lights, turning left into Bank street. The property can then be found on the right 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.