



At first glance

- Allocated parking
- Close to local amenities in Cinderford town
- Ground floor
- Offered with NO onward chain
- Town location
- Shared garden

In detail

A light and well-presented two bedroom, self contained, ground floor apartment, offering allocated parking for one vehicle and shared rear courtyard style garden, situated in an ideal location close to local amenities.

Offering comfortable accommodation, this property comprises; kitchen with dining space, living room, inner hall with storage cupboard, bathroom and two bedrooms. Externally, there is one allocated parking space and a shared rear courtyard style garden.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: A (Forest of Dean District Council)

Tenure: Share of Freehold (999 years)

Ground Rent: £0 per year

Garden details: Communal Garden

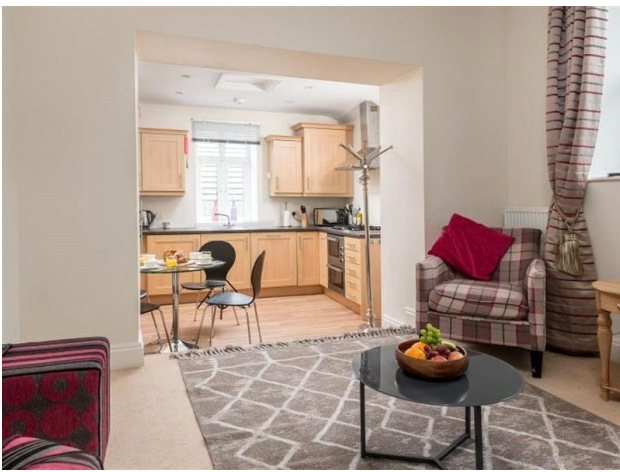
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Kitchen

Access through to the property via kitchen.

Fitted units at eye and base level with worktop space, sink unit with drainer, gas hob with extractor hood above, integrated oven and microwave oven, integrated fridge freezer, dishwasher and washing machine/tumble dryer, wood-effect flooring, window to side aspect, radiator, access through to living room.

Living room

Carpeted flooring, window to front aspect, radiator, access through to hallway.

Hall

Storage cupboards, access through to bathroom and two bedrooms.

Bathroom

Bath with shower attachment, wash hand basin, WC, tiled splash backs, heated towel rail, wood-effect flooring, storage cupboard, window to front aspect.

Bedroom 1

Windows to rear and side aspects, two fitted wardrobes, radiator, carpeted flooring.

Bedroom 2

Window to rear aspect, radiator, carpeted flooring.

Outside

There is one allocated parking space for the property and there is a shared rear courtyard style garden which is laid to both patio and gravel, fantastic for sitting outside and relaxing during warmer months.

Services

Mains water, electric, gas and drainage connected.

** The heating system and services, where applicable, have not been tested. **

Services

By prior appointment with Hills.

Service Charge

No ground rent, service charge agreed with other owners.

** ENTER LAST YEAR'S SERVICE CHARGE JUST FOR A FIGURE TO GIVE PEOPLE **

Rates

Council Tax Band: A

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

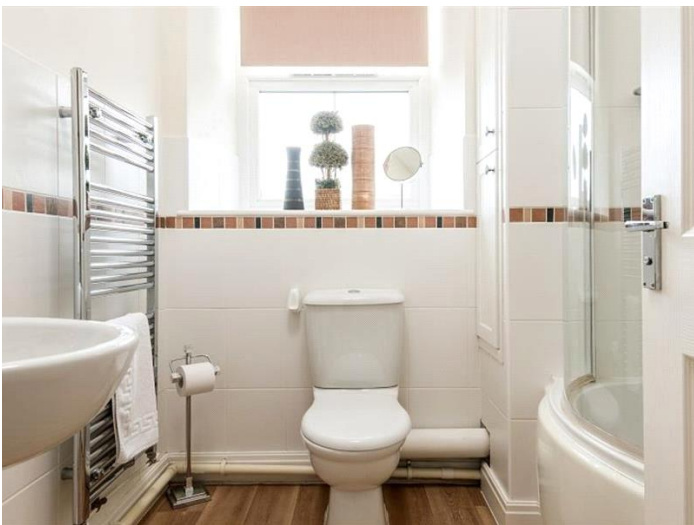
Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Money Laundering Regulations

Severn Trent - to be advised.





Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		94
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.