



LEASEHOLD

£120,000



3 OLD VICARAGE COURT, COLEFORD, GL16 8RR

- KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- ONE BEDROOM
- COMMUNAL GARDEN
- ONE CAR PARKING SPACE

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A ONE BEDROOM FIRST FLOOR APARTMENT WALKING DISTANCE FORM THE TOWN CENTRE AND ITS AMENITIES. 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 WITH FURTHER EDUCATION, LEISURE CENTRE (AT THE COLLEGE CAMPUS) AND TWO SEPARATE GOLF COURSES. A WIDER RANGE OF FACILITIES ARE 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.

INNER HALLWAY:

Storage cupboard housing wall mounted gas fired Worcester combi boiler (hot water and central heating), radiator, door to side.

LIVING ROOM: 12' 6" x 10' 6" (3.81m x 3.20m)

Radiator, sliding patio door to rear.

KITCHEN: 8' 2" x 7' 2" (2.49m x 2.18m), Range of base storage units with worktop space incorporating single drainer stainless steel sink unit with hot and cold taps over, plumbing for automatic washing machine, cooker point, window to front.



BEDROOM: 11' 0" x 9' 6" (3.35m x 2.89m), Fitted wardrobe with hanging rail and shelf (also accessed from the hallway), radiator, window to rear.

SHOWER ROOM: Triton Enrich shower cubicle, pedestal wash hand basin, close coupled WC, radiator, window to rear.



OUTSIDE: Communal gardens with one car parking space.

AGENTS NOTE: This is a 999 Year Lease and the Total Management Fees including Insurance is £625 per annum.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor's ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333

PASSIONATE
ABOUT
Property
SINCE 1982