



**LEASEHOLD**

**£110,000**



**6 ST WHITES COURT, BUCKSHAFT ROAD, CINDERFORD,  
GL14 3DN**

- RECEPTION HALL
- KITCHEN
- BATHROOM
- LIVING ROOM
- BEDROOM
- CAR PARKING FOR ONE MOTOR VEHICLE

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 6 ST WHITES COURT , BUCKSHAFT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3DN

A IMMACULATLY PRESENTED FIRST FLOOR ONE BEDROOM APARTMENT ON THE EDGE OF THE MARKET TOWN OF CINDERFORD WITH ONE CAR PARKING SPACE AND SHARED GARDEN FACILITIES THE MARKET TOWN OF CINDERFORD OFFERS A RANGE OF AMENITIES TO INCLUDE SHOPS, POST OFFICE, SUPERMARKETS, LIBRARY, HEALTH CENTRE, COMMUNITY HOSPITAL, 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.

### COMMUNAL ENTRANCE:

**RECEPTION HALL:** Double cupboard housing hot water tank with electric immersion and shelved airing cupboard. Access to loft space.

**LIVING ROOM:** 13' 6" x 10' 4" (4.11m x 3.15m), Wall mounted electric heater, window to front.

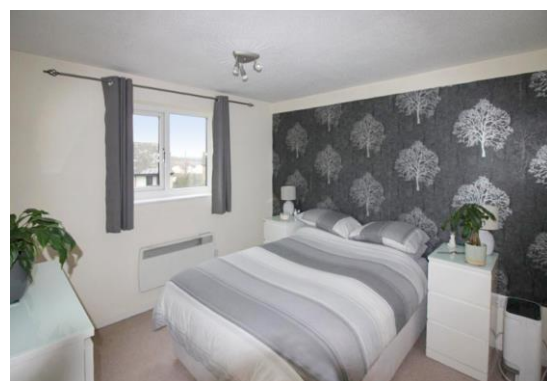
**KITCHEN:** 9' 6" x 7' 0" (2.89m x 2.13m), Range of base and eye level storage units worktop space incorporating single drainer stainless steel sink unit, fitted electric oven, hob and extractor hood, plumbing for automatic washing machine, breakfast bar, window to side.

**BEDROOM:** 10' 0" x 9' 10" (3.05m x 2.99m), Electric heater, window to front.

**BATHROOM:** Three piece suite comprising panel bath with shower over, close coupled WC, pedestal wash hand basin, electric ladder radiator, tiled splashbacks, window to side.

**OUTSIDE:** Car parking for one motor vehicle, communal gardens and waste collection point.

**SERVICES:** Mains electric, water drainage services connected to the property. The heating system and services where applicable have not been tested.



**TENURE:** Tenure: 999 year lease from 1990. There is no ground rent payable as all the leaseholders share the freehold. The Service Charge is £75 per month as agreed by Management Committee through CMG.

**Directions:** From our Cinderford Office proceed up the road to the mini roundabout and take the road up Belle Vue Road. At the top of the road turn right into Abbots Road and continue to the end where you will come to a roundabout. Turn right and follow the road down St Whites Road, take the first road left turning into Buckshaft Road and the property can be found on the right hand side.

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.