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**£170,000**



## **5 ROYAL FORESTERS COURT, CINDERFORD, GL14 2FA**

- RECEPTION HALL
- BATHROOM
- GARDEN
- TWO BEDROOMS
- EXCELLENT VIEWS
- PARKING FOR TWO MOTOR VEHICLES

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## 5 ROYAL FORESTERS COURT, CINDERFORD, GL14 2FA

**A SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT ON THE EDGE OF THE MARKET TOWN OF CINDERFORD WITH EXCELLENT VIEWS OF THE RIVER SEVERN WITH THE HORSESHOE BEND AND SURROUNDING COUNTRYSIDE. ROAD NETWORKS TO THE A48 AND M5 MOTORWAY.**

**ACCOMMODATION (Measurements approx):**

**RECEPTION HALL:**

Two radiators, door to side and door to inner communal hallway

**LIVING ROOM: 16' 6" x 15' 6" (5.03m x 4.72m),**

Two Radiator's, windows to side and front with views over countryside to the horseshoe bend on the river severn.

**KITCHEN: 14' 10" x 6' 6" (4.52m x 1.98m),**

Extensive Range of base and eye level storage units worktops space incorporating single drainer sink unit with hot and cold tap over, plumbing for automatic washing machine, fitted electric oven, four ring carminic hob and extractor hood, radiator, door to rear with screen adjacent.

**BEDROOM ONE: 15' 0" x 9' 6" (4.57m x 2.89m),**

Radiator, window to front

**BEDROOM TWO: 14' 8" x 7' 4" (4.47m x 2.23m),**

Radiator, window to side



**BATHROOM:** Three piece suite comprising panel bath with shower over, close coupled WC, pedestal wash hand basin, strip light and shaver point, extractor fan and radiator

**OUTSIDE:** Patio area and lawn with gate to parking for 2 vehicles in tandem, small patio area to front

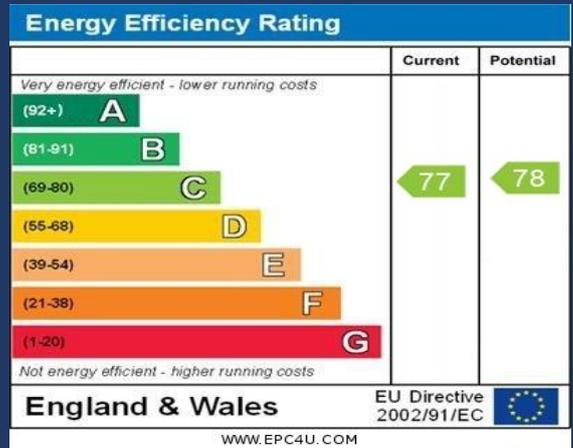




**DIRECTIONS: FROM CINDERFORD TOWN CENTRE PROCEED UP THE HIGH STREET OVER THE MINI ROUNDABOUT AND CONTINUE UP BELLE VUE ROAD UNTIL YOU GET TO THE TOP. AT THE CROSSROADS TURN LEFT AND FOLLOW THE ROAD ALONG LITTLEDEAN HILL ROAD UNTIL YOU GET TO THE END AND THE PROPERTY CAN BE FOUND ON YOUR LEFT HAND SIDE.**

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.

**01594 833333**



**PASSIONATE**  
**ABOUT**  
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