



**LEASEHOLD**

**£64,995**



**8C HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SH**

- INVESTMENT ONLY - TENANT IN SITU
- TWO GOOD SIZED BEDROOMS
- LOUNGE
- GAS CENTRAL HEATING (NOT TESTED)
- FINE VIEWS TO REAR ELEVATIONS
- KITCHEN
- BATHROOM
- OFF ROAD PARKING
- LEASE EXTENSION AVAILABLE

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

## 8C HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SH

### KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, FOR INVESTMENT ONLY, THIS TWO BEDROOM APARTMENT WITHIN THE TOWN CENTRE OF CINDERFORD WITH TENANT IN SITU.

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.

Entrance door to stairs - leading to -

**Upper Hall:** Door to airing cupboard.

**Lounge:** 17' 0" x 11' 8" (5.18m x 3.55m), Radiator, window to rear with views. Serving hatch through to -

**Kitchen:** 9' 10" x 6' 8" (2.99m x 2.03m), Gas boiler (not tested), fitted at wall and base level providing worktop and storage space, sink unit, Plumbing for washing machine, splash backs, skylight from Velux window and spot lights.



**Bathroom:** Three piece suite, plus shower cubicle, with panelled bath, pedestal wash hand basin, W.C., shower cubicle with shower, tiling to floor and walls, skylight from Velux window, down lighters, towel rail radiator.

**Bedroom One:** 12' 4" x 8' 11" (3.76m x 2.72m), Window to front, radiator.

**Bedroom Two:** 9' 1" x 8' 0" (2.77m x 2.44m), Window to front, radiator.

**Outside:** There is a communal parking area.



**Services:** All main services are connected to the property. The heating system has not been tested.

**Tenure:** Leasehold - There are 57 years left on the current lease and a lease extension has been successfully negotiated with the landlord for £12,000 plus freeholder's legal fees.

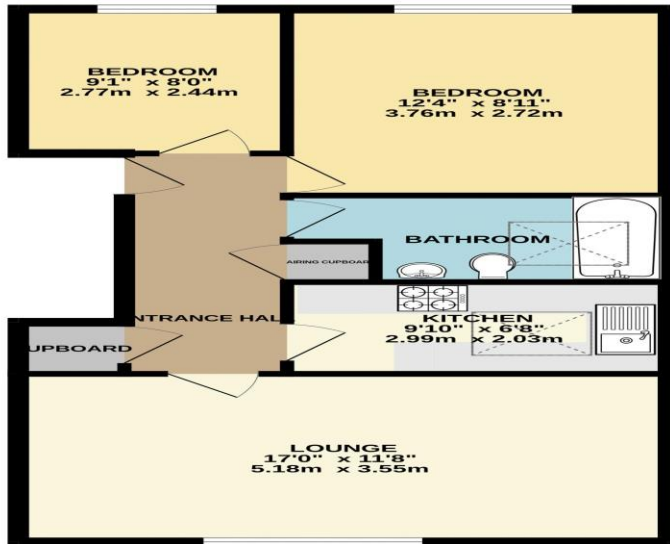
**Agent's Note:** Directors of an associate company have an interest in this property.



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.

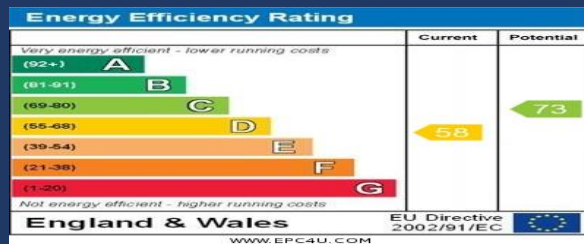
**01594 823033**

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors or omissions by the prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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