



## High Street

Cinderford, GL14 2SU

£350,000



\*\*\*INVESTMENT OPPORTUNITY\*\*\*

DEAN ESTATE AGENTS offer for sale this portfolio of four apartments for sale comprising of 3 x 2 bedroom apartments and a one bedroom apartment.

Each apartment is offered in clean and tidy order, readily available for letting.

There is a communal parking area and gardens. The properties are a short walk from Cinderford town centre.

All properties are currently let on Assured Shorthold Tenancies at a combined monthly income of £2000.00.

Further details will be available upon viewing, please allow notice to arrange your viewing due to the apartments being occupied.



**Flat 1 :**

Ground floor.

**Living/Kitchen :**

Open plan. Double glazed door and two windows to front aspect. Wall and base storage cupboards, electric oven and hob, plumbing for washing machine. radiator and 3 steps up to hallway.

**Bedroom 1 :**

Double glazed window to side, radiator.

**Bedroom 2 :**

Double glazed window to side, radiator.

**Bathroom :**

3 piece white suite.

**Outside :**

Communal parking and garden.

**Flat 2 :**

First floor apartment approached via an outside stair case.

**Kitchen :**

With a range of matching wall and base storage units, sink unit, electric oven and hob, plumbing for washing machine, wall mounted gas boiler, double glazed door to outside, open to >

**Living Room :**

Double glazed windows to either side, radiator.

**Bedroom 1 :**

Double glazed window to front, radiator.

**Bedroom 2 :**

Double glazed window to front, radiator.

**Bathroom :**

White Suite, panelled bath with shower over, wash hand basin, low level WC, part tile walls, double glazed window.

**Outside :**

Communal garden area and parking.

**Flat 3 :**

Ground floor.

**Hallway :**

Built in storage cupboard. Open plan to living room.

**Living Room :**

Double glazed windows to side and rear aspects, radiator. Open to Kitchen.

**Kitchen :**

Matching wall and base units, sink unit, plumbing for washing machine. fitted oven and hob. Double glazed window to rear.

**Bedroom 1 :**

Double glazed window to side, radiator.

**Bedroom 2 :**

L Shaped, double glazed window to side, radiator.

**Bathroom :**

White Suite, Bath with shower over, wash hand basin, WC, radiator, double glazed window to side.

**Outside :**

Communal garden area, parking.

**Flat 4 :**

First floor flat.

**Entrance Hall :**

Stairs to first floor.

**Living/Kitchen area :**

Double glazed windows to rear and side aspects. Wall and base units, wall mounted gas boiler, plumbing for washing machine. Radiator.

**Bedroom :**

Double glazed window to rear, radiator.

**Bathroom :**

3 piece suite, radiator.

**Outside :**

Communal parking and garden.

**Consumer Notes :**

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and,

in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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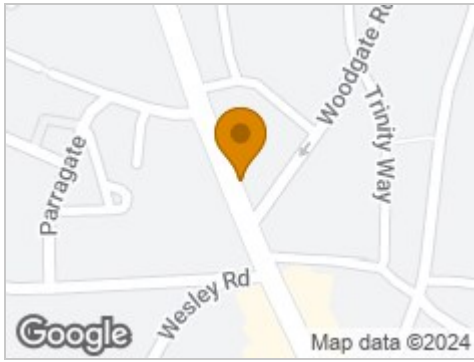
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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