

FOR SALE

RESIDENTIAL INVESTMENT

**Kurt
Wyman**
Surveyors & Property Agents



Kenley House, Cinderford, Gloucester, GL14 2SZ

Rare Freehold Opportunity | Town Centre Location | 8 One Bedroom Apartments



LOCATION

The Property is within walking distance from the town centre.

Cinderford is a popular market town situated on the eastern edge of the Forest of Dean in Gloucestershire.

The town has seen substantial development over recent years and benefits from excellent road links with the A48 providing convenient access to Chepstow and the M4 motorway to the South and Gloucester to the North.

DESCRIPTION

An Investment opportunity comprising of eight purpose built one bedroom apartments over two floors. Features:

- Modern Kitchens and Bathrooms
- Double Glazing
- Electric Background Heating
- Allocated Parking
- Woodland Views
- Close to all Amenities
- Town Centre Location

TENANCIES

- All units are fully tenanted on Assured Shorthold Tenancies.

RENT ROLL

£45,000 per annum exclusive

KEY INFORMATION

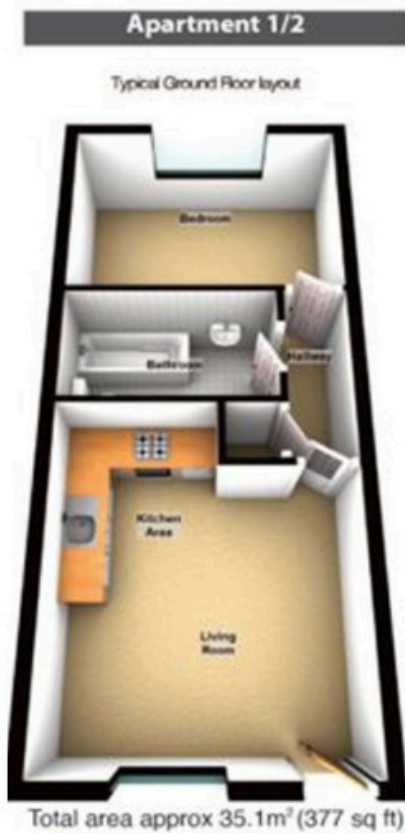
Example ROOM SIZES

Bedroom - 4m x 3m (13'2" x 9'10")

Kitchen/Living Room 4m x 4.2m (13'2" x 13'9")

Bathroom 1.75m x 2m (5'9" x 6'6")

Measured approximate on a Net Internal Area basis (NIA).



KEY INFORMATION

SERVICES

Mains water, drainage, and electricity are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

TENURE

Freehold incorporating the current Management Company (Kenley House Management Company Limited)

Each unit is leasehold on a 999 year term from 2003 and have the potential to be sold individually.

QUOTING PRICE

Offers based on £599,995 for the freehold investment.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

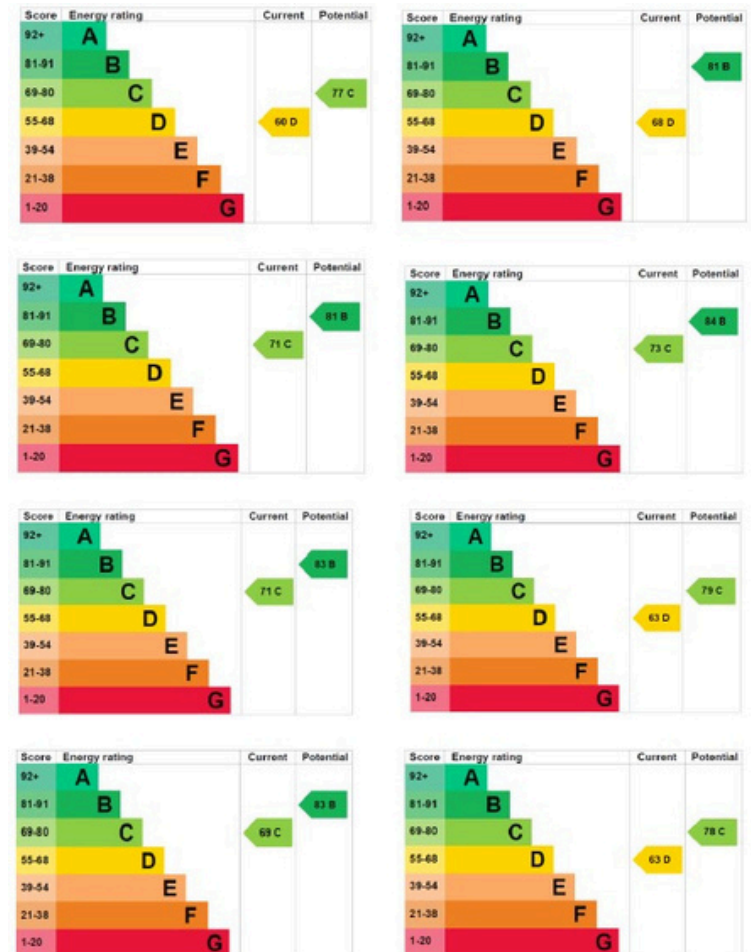
VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATES

Apartments 1,5,7 and 8: EPC Rating D

Apartments 2,3 ,4 and 6: EPC Rating C






Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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