



11 St. Michaels Park, Railway Road, Cinderford, GL14 3HL

£145,000 Leasehold

Modern Park Home • Residential Park for the Over 45s • Kitchen, Living/Dining Room, Shower Room • Allocated Parking • Enclosed Landscaped Garden • Woodland Views • Pets Allowed

BIDMEAD COOK

8 Broad Street, Ross-on-Wye, Herefordshire, HR9 7EA
Tel: 01989 763553 Email: rossonwye@bidmeadcook.co.uk
www.bidmeadcook.co.uk

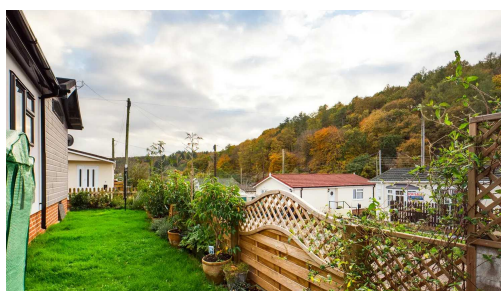
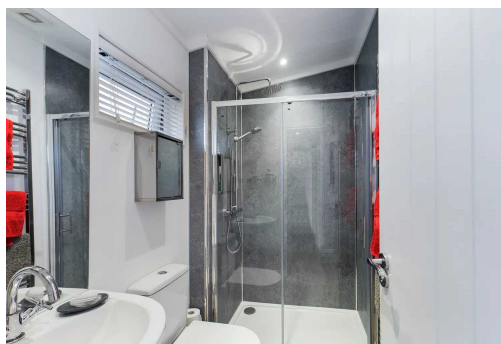
Situated on a sought after residential site for the over 45s, directly opposite woodland walks, this beautifully presented property provides accommodation comprising an entrance hall, kitchen including a range of base and wall units, integrated fridge/freezer, washing machine, electric hob, space and plumbing for dishwasher and cupboard housing the gas boiler. Living/dining room with patio doors to the front and feature vaulted ceiling. There are two bedrooms, the master having built-in furniture, and shower room. The attractive garden has been landscaped by the present owners with picket fencing, gravelled and lawned areas and garden shed. The property has a woodland outlook and allocated off road parking.

Agents Note: We are advised this property is Leasehold, a perpetual lease commencing 28 August 2021. Ground Rent: Currently £198.41 per month. Review Period: Annually, during January.



Council Tax band: A

Tenure: Leasehold





Approximate total area⁽¹⁾
 494.60 ft²
 45.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contain within. These details do not constitute any part of any offer or contract. Bidmead Cook and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bidmead Cook or the vendors. Equipment: Bidmead Cook has not tested the equipment or central heating system mentioned in these particulars and the purchaser are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc. The Laws of copyright protect this material. Bidmead Cook is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Bidmead Cook is a trading name of trading name of BC Acquisition Ltd. Registered in England No.14967217