



Flats 1, 2 & 3 Forest Parade

Forest Road, Lydney, GL15 5LA



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A residential investment opportunity comprising three apartments, two spacious two-bedroom units and one spacious three-bedroom unit. The property occupies a prominent position in the heart of this growing town and is fully let, producing a total current rental income of circa £17,800 per annum.

Investment opportunity

Excellent transport links

Prime high street position

Potential for alternative uses (STP)

FOR SALE BY PRIVATE TREATY

Guide Price: £310,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
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DESCRIPTION

A terraced purpose built commercial and residential block which comprises of 3 retail/hot food units on the ground floor with 3 residential apartments on the first floor (two spacious two bedroom apartments and one spacious three bedroom apartment). The property is constructed of a mixture of facing brickwork and reconstituted stone under a pitched tiled roof

SITUATION

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors' surgeries, train station, primary and secondary schools. A wider range of facilities are 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.

ACCOMMODATION

Flat One (2 Bedrooms)

- Lounge: 16'2" × 10'11" (4.92m × 3.32m)
- Kitchen: 9'7" × 9'3" (2.92m × 2.82m), pantry off
- Bedroom One: 14'8" × 10'11" (4.47m × 3.32m)
- Bedroom Two: 9'9" × 9'3" (2.97m × 2.82m)
- Bathroom: 5'11" × 5'4" (1.80m × 1.62m)

Flat Two (2 Bedrooms)

- Lounge: 16'2" × 10'11" (4.92m × 3.32m)
- Kitchen: 9'7" × 9'3" (2.92m × 2.82m), pantry off
- Bedroom One: 14'8" × 10'11" (4.47m × 3.32m)
- Bedroom Two: 9'9" × 9'3" (2.97m × 2.82m)
- Bathroom: 5'11" × 5'4" (1.80m × 1.62m)

Flat Three (3 Bedrooms)

- Lounge: 15'9" × 11'2" (4.80m × 3.40m)
- Kitchen/Dining: 12'8" × 12'6" (3.86m × 3.81m)
- Bedroom One: 13'9" × 10'4" (4.19m × 3.15m)
- Bedroom Two: 13'6" × 9'4" (4.11m × 2.84m)
- Bedroom Three: 11'2" × 7'7" (3.40m × 2.31m)
- Bathroom: 8'11" × 7'7" (2.72m × 2.31m)

TENURE

The property is held **Leasehold** and subject to tenancy agreements:

- Flat 1 – 2,000 years from September 1988
- Flat 2 – 99 years from September 1998
- Flat 3 – 99 years from September 1998

SERVICES

Mains water, electricity and drainage are connected. THE SERVICES AND CENTRAL HEATING SYSTEMS, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

QUOTING TERMS

£575,000 for the portfolio/Leasehold interest, subject to the existing tenancy agreements.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction. The purchasers will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following the receipt of the contract.

ENERGY PERFORMANCE CERTIFICATES

- 1 Forest Parade (top floor flat) - 60 sq/m - Energy rating F
- 2 Forest Parade (top floor flat) - 60 sq/m - Energy rating E
- 3 Forest Parade (top floor flat) - 98 sq/m - Energy rating E

VIEWING

Strictly by appointment with David James Tel: 01633 880220
Or with our joint agent Dave Toombs – Toombs and Toombs
Tel: 01594 844 444 / Dave@toombs.properties

LOCAL AUTHORITY

Forest of Dean District Council - 01633 644644

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



