twocan estate agents

8 Foxglove Gardens, Coleford, GL16 8FH
£650 Per month









1 bed first floor apartment situated in the heart of Coleford have been purpose built to an extremely high standard to provide a unique opportunity for high quality accommodation in the private rental market.

This apartment centers around a courtyard complex with commercial units,, with landscaped gardens and seating areas to create a new social hub within the town. The attractive development has been carefully constructed to incorporate local Coleford materials and has been built using local contractors. The development features environmental credentials such as solar panels and sustainably sourced wood.

Rivers Meet
Cleeve Mill Lane, Newent
Gloucestershire GL18 1DS

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www.twocan.estate

Communal Entrance
Stairs to first floor
Intercom

Living Area
Kitchen/ lounge/ diner, kitchen with a range of base units and worktops, built in oven hob and hood, stainless sink and space for under counter fridge, freezer and washing machine.

Patio doors to private balcony with views over the courtyard, Dual aspect windows, Door to bathroom

Shower Room
White suite comprising shower cubicle, pedestal hand wash basin and WC

Window to side elevation

Bedroom One
Window to rear elevation

External
Shared courtyard area
Private drying area / garden area for Foxglove garden residents
Bin store
Parking for one car

Additonal information
Electric Heating
Parking for one car

Letting terms / charges+
If you are successful in referencing for this property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent (£150) to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

If the landlord withdraws the property for any reason other than your unsuitability then the holding deposit will be returned to you.

Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.

The only charges other than the holding deposit will be rent of £650.00 (1 month in advance) and security deposit of £750.00 (equivalent to 5 weeks rent).

Your deposit will be held in trust by the DPS

Disclaimer
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Two Rivers Housing
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