



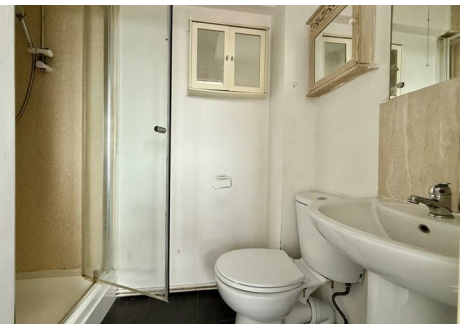
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**75 High Street, Cinderford, GL14 2SU**

**£425,000**

An opportunity to acquire a versatile investment buy of 5 FLATS! (Freehold)  
The building is situated in the centre of Cinderford opposite Lidl.

Total gross yield at asking price 9.9%

## Summary

Currently 4 flats are vacant.

The ground floor flats have their own entrances

The top floor flats are accessed via a staircase to the outside.

5 x 1 bed flats total £3510.00PCM

Total gross rental £42,120 PA

Total gross yield at asking price 9.9 % return (gross)

## Useful Info

Flat 75-EPC rating D - 26 Sq meters

Flat 75A-EPC rating D-25 Sq meters

Flat 75B-EPC rating D - 25 Sq meters

Flat 75C-EPC rating D - 37 Sq meters

Flat 75D-EPC rating D-37 Sq meters

## Location

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

## Services

Mains drainage , all flats have electric heating and immersion tanks for hot water.

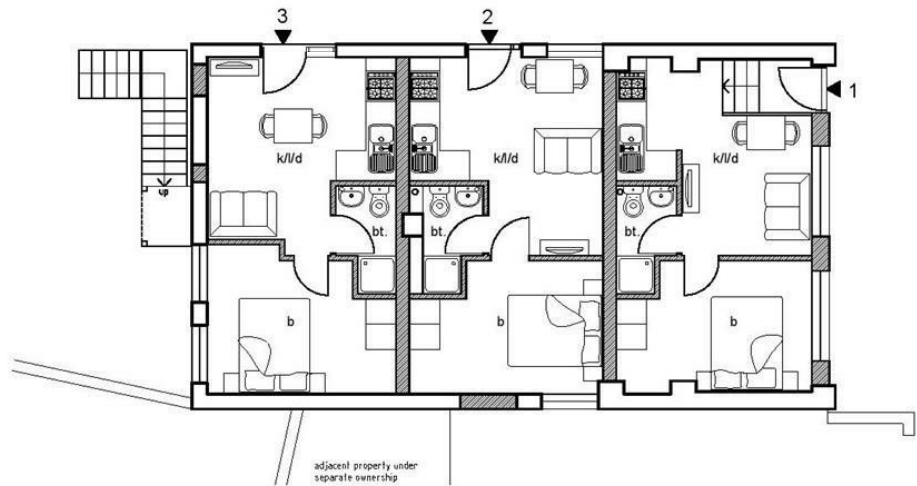
Forest Of Dean district council tax bands for all flats A

## Tenure

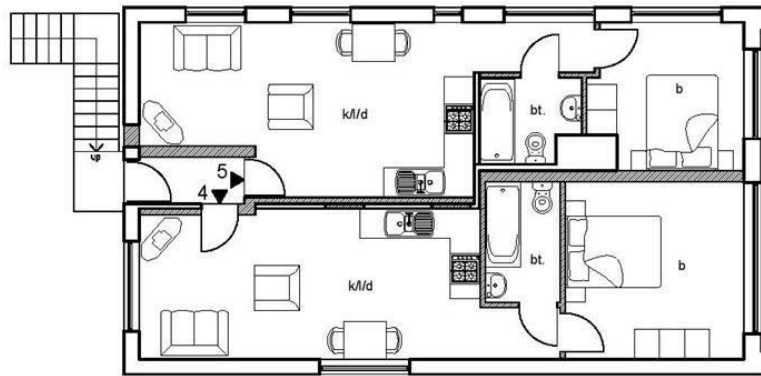
Freehold

# Floor Plan

Ground Floor Plan:



First Floor Plan:



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive	

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