

FOR SALE



Boughton Way, Gloucester

Spacious 2 Bedrooms, 1 Bathroom, Flat

Asking Price Of £139,950

MARTIN&CO



- Spacious 2 Bedroom Flat
- Lounge/diner
- Kitchen
- Bathroom
- UPVC Double Glazing
- Electric Heating
- Parking Space

DESCRIPTION

This property is now Chain Free and ready to go - a modern spacious first floor flat offering 2 double bedrooms, hall, great sized lounge/diner with Juliet balcony with views to the rear, kitchen, and bathroom with shower over the bath, allocated parking, double glazing throughout and electric heating. Council Tax B, EPC C. Great buy to live in or for investment.

HALLWAY the hallway gives access to the lounge bathroom and both bedrooms

LOUNGE/DINER A great sized living area with double glazed double doors opening to the rear of the flat, door to the kitchen

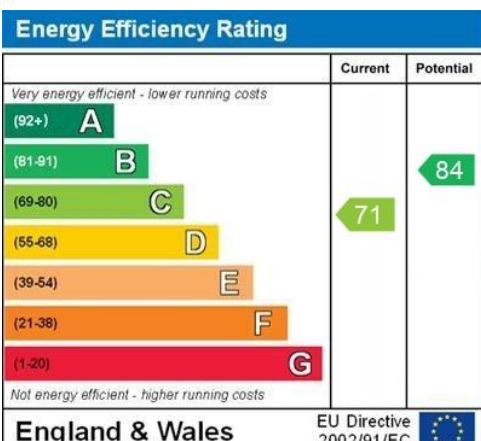
KITCHEN a modern fitted kitchen with eye and base units, sink and drainer, oven and hob, window to the front

BEDROOM double room with double glazed window

BEDROOM double room with double glazed window

BATHROOM modern white suite comprising WC, wash basin and bath with shower over

PARKING allocated parking space and a communal bike shelter

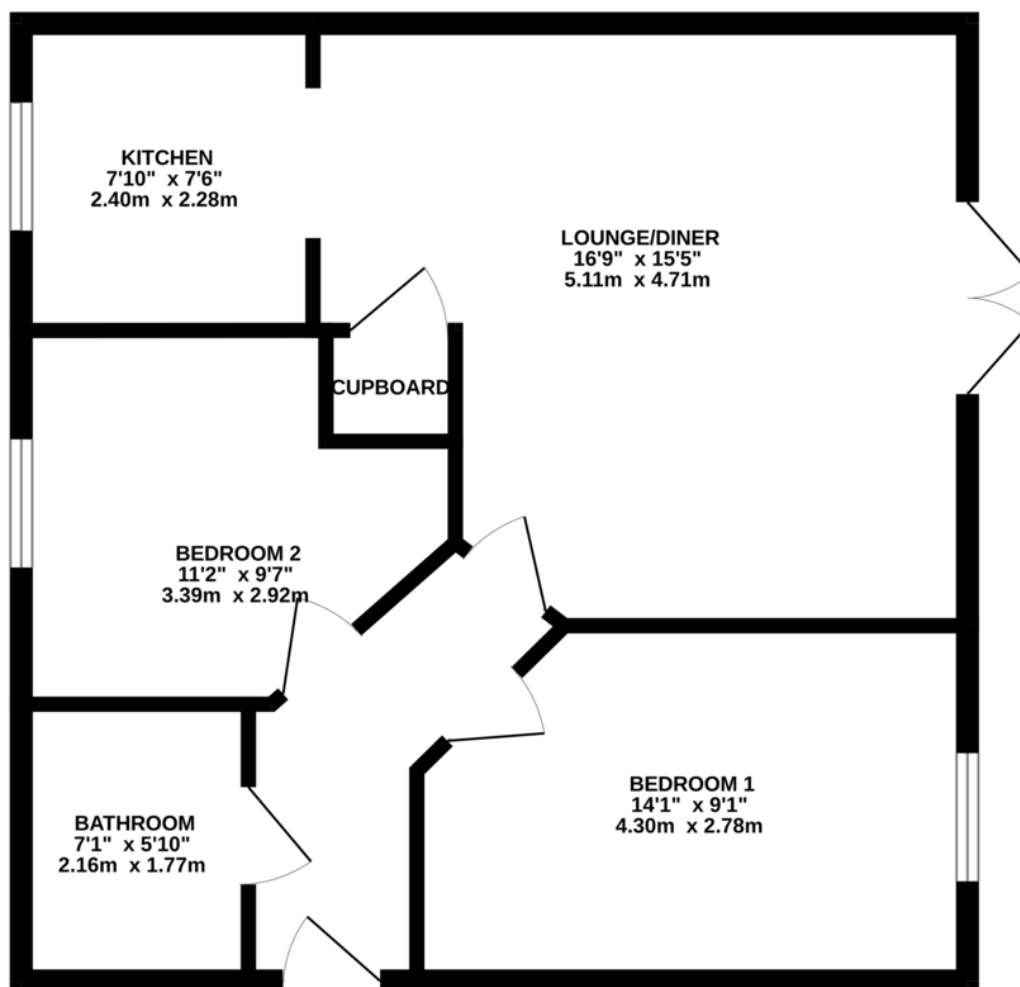




TENTURE Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre
Tenure - leasehold • Lease expiry- 2132 • Current Ground Rent- £250 per annum • Current Service Charge- £1468 per annum
* Correct at the time of marketing - please check with your legal representative at the time of purchase



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.