

FOR SALE



Southgate Street, Gloucester

1 Bedroom, 1 Bathroom, Flat

Asking Price Of £82,950





- Ground Floor Flat
- Open Plan Living Area
- Shower Room
- Double Bedroom
- Built In Wardrobe
- EPC - C73 | Council Tax Band A
- Convenient Location

DESCRIPTION IDEAL INVESTMENT/FIRST TIME BUY - Ground floor 1 bedroom flat close to Gloucester Quays and the city centre. Accommodation comprises of open plan living area to the front, shower room and double Bedroom with double wardrobe, electric heating and double glazing. There will be a new 125yr lease granted at the point of purchase and the service charge is £867.47pa. The property will be sold with no onward chain

OPEN PLAN LIVING AREA Enter via the glazed front door in to the living area with two large windows to the front, lounge area and kitchen with eye and base units oven and hob, plumbing for washing machine and fridge space, door to the shower room and door to the bedroom

SHOWER ROOM Tiled shower room with shower cubicle, wash basin and WC

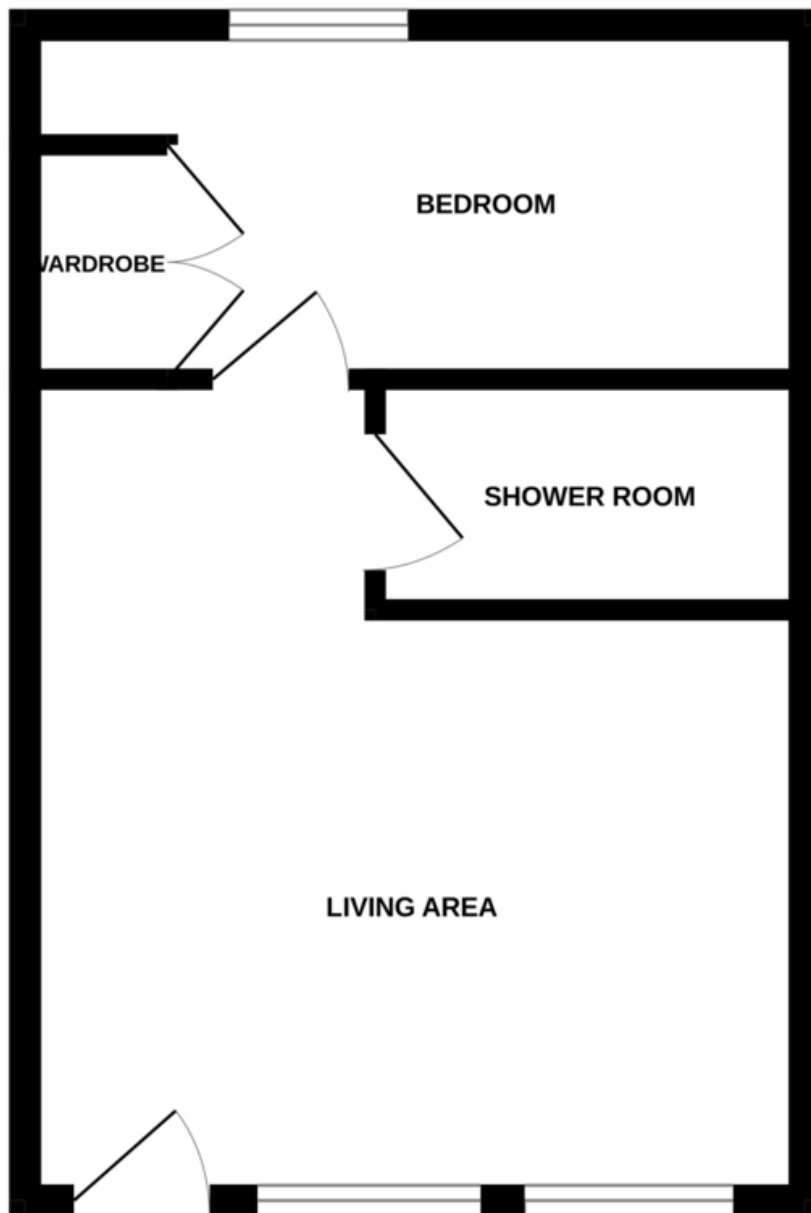
BEDROOM double bedroom with window to the rear, built in double wardrobe

USEFUL INFORMATION Lease - 125yrs
Service charge- £867.47pa
Property to be sold chain free

*correct at the time of marketing



GROUND FLOOR



Martin & Co Gloucester

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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 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.