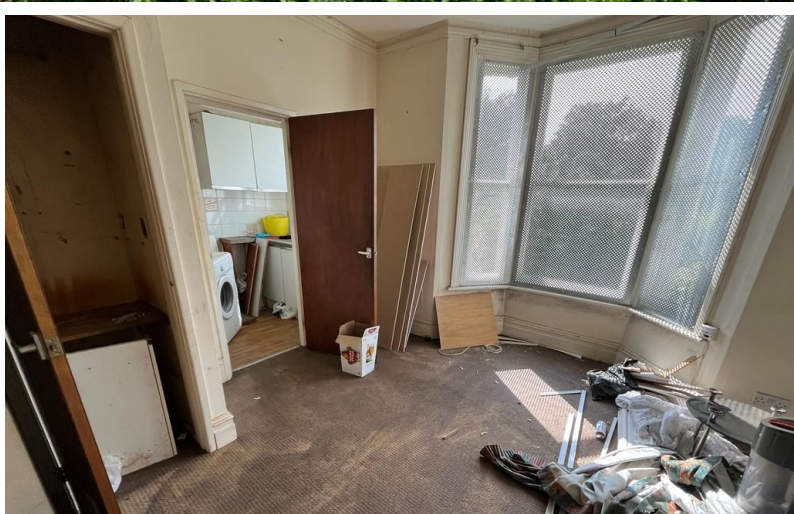
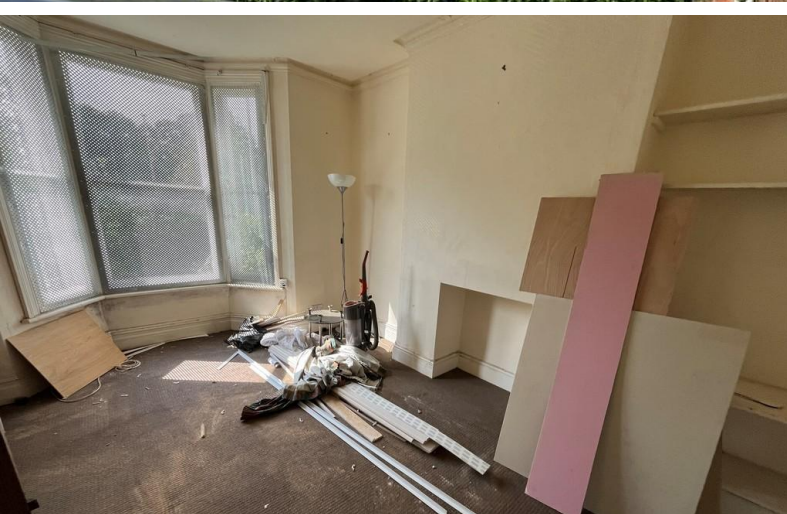


**FOR SALE**



**Midland Road, Gloucester, Gloucester**

**1 Bedroom, 1 Bathroom, First Floor Flat**

**Asking Price Of £65,000**



- Cash Only Investment
- Central Heating part installed
- Kitchen
- Lounge
- Bedroom
- Shower/bath
- Council Tax – A
- EPC - C

#### DESCRIPTION

CASH ONLY investment - A spacious one bedroom flat is situated close to the Centre overlooking the park. The accommodation comprises a double bedroom, bathroom with shower over bath, lounge and kitchen with communal parking to the rear, CTax A, EPC C (when the boiler was in place) approx 946yrs left on the lease - This property is in need of works

#### LOUNGE

bay window to the front, door to the kitchen

#### KITCHEN

basic range of units with window to the front

#### BEDROOM

window

#### BATHROOM

white suite comprising WC, wash basin, bath

#### OUTSIDE

there is communal parking for the flats

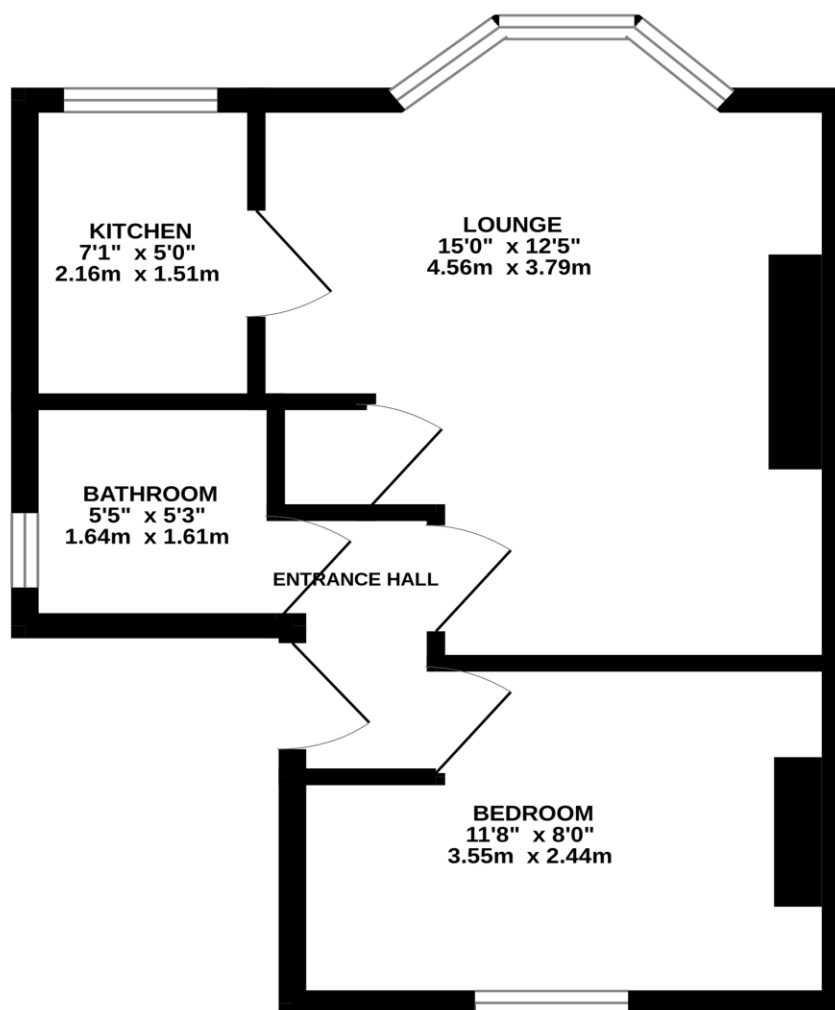
#### LEASE - MANANGMET

There is approx 953yrs left on the lease - Management details TBC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 70                      | 78        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 317 sq.ft. (29.5 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.  
Made with Metropix ©2025

## Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ  
T: 01452 528333 • E: [gloucester@martinco.com](mailto:gloucester@martinco.com)

# 01452 528333

<http://www.martinco.com>



**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.