

SOLD STC



Southgate Street, Gloucester

1 Bedroom, 1 Bathroom, Flat

Asking Price Of £79,950



- One Bedroom Apartment
- Ground Floor
- Lounge
- Kitchenette
- Bedroom
- Shower Room
- Convenient Location

DESCRIPTION CHAIN FREE - OWN ENTRANCE -1 bedroom, modern ground floor flat within walking distance to Gloucester City Centre & Gloucester Quays. Accommodation briefly comprising of open-plan kitchen/lounge, double bedroom with built in wardrobes and a tiled shower room. double glazing and gas central heating, EPC D, CTax A - please note photographs were from before the tenant moved in who has advise they will be leaving the flat

OPEN PLAN LIVING AREA large window to the front, open plan living area with fitted kitchen, door to the bedroom, door to the shower room

BEDROOM large window to the front, open plan living area with fitted kitchen, door to the bedroom, door to the shower room

SHOWER ROOM tiled shower room, shower, WC and wash basin

CHARGES AND LEASE There will be a new 125 yr lease drawn up for the buyer and service charges are currently set at £920.25.pa service charge - there is no ground rent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.