

SOLD STC



Weston Road, Gloucester

1 Bedroom, 1 Bathroom, Flat

Asking Price Of £79,950



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- 1 Bedroom
- Lounge
- Kitchen
- Bathroom
- Electric Heating

DESCRIPTION A top floor 1 bedroom flat overlooking Gloucester Park. The property has a lounge to the front, kitchen and separate bedroom and bathroom and electric heating. There is parking at the rear of the property and it is being sold with no onward chain

COMMUNAL HALLWAY Enter via the door and carry on up the stairs to the top floor

ENTRANCE HALL Doors to each of the rooms, phone point and smoke alarm

LOUNGE 14' 4" x 10' 1" (4.37m x 3.07m) With sash and case window to the front overlooking the park, TV point and electric storage heater

KITCHEN 9' 8" x 9' 5" max (2.95m x 2.87m) UPVC double glazed window to the side, modern range of eye and base units, plumbing for washing machine, free standing cooker.

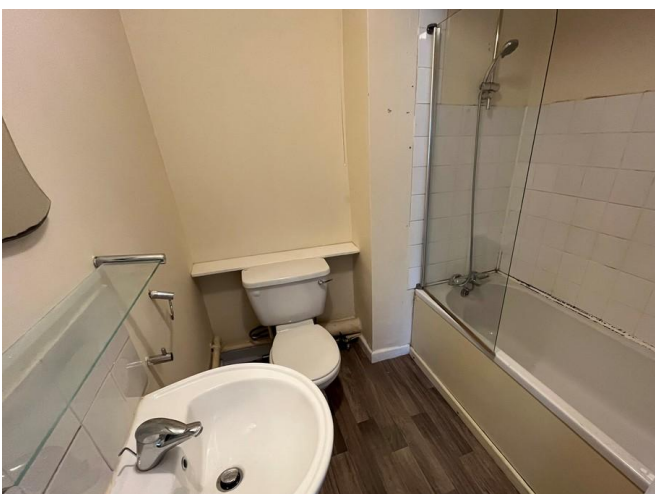
BEDROOM 11' 9" x 10' 11" max (3.58m x 3.33m) UPVC double glazed window to the rear, cupboard housing the water tank

BATHROOM Wash basin, WC and bath with shower over

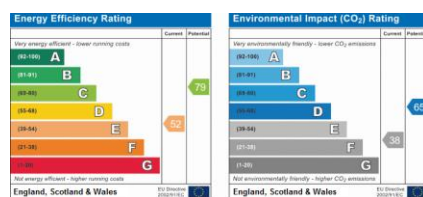
OUTSIDE There is parking a shared basis with the other flats to the rear

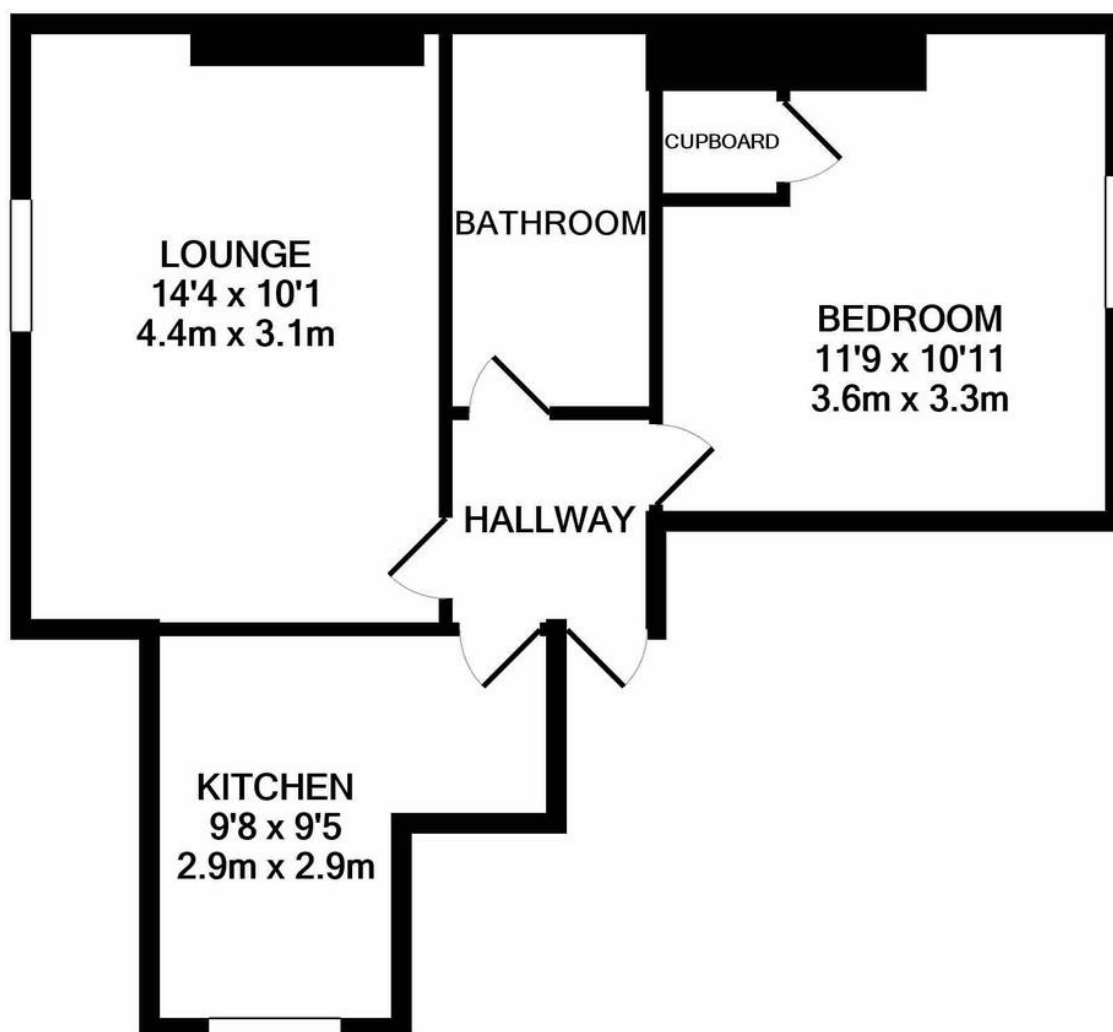
CHARGES AND LEASE Ground rent & Service Charge - (£900pa)
Lease Details:- 965 approx.

We await the seller to confirm the new service charges for 2025 and advise these are verified by your solicitor at the point of sale









TOTAL APPROX. FLOOR AREA 404 SQ.FT. (37.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.