



21 Elmbridge Road, Gloucester, GL2 0NY

Offers Over £800,000

Thomas and Thomas are pleased to present this rarely available seventeen bedroom commercial property that was previously used as a care home.

The property is currently owned by a UK Limited Company which only owns this one property and it is possible to sell the shares of the company rather than transfer the property. Stamp duty on the sale of shares is 0.5% of the sale price. The current owner has begun renovations including individual wet rooms in each bedroom and general decoration work.

The property includes a kitchen, laundry room and outside garden space. There is also parking available down a shared driveway.

- Seventeen Bedrooms
 - Ex Care Home
- Owned by a UK Limited Company
 - C3 Class Approved
- Kitchen & Laundry Room
 - Enclosed Garden

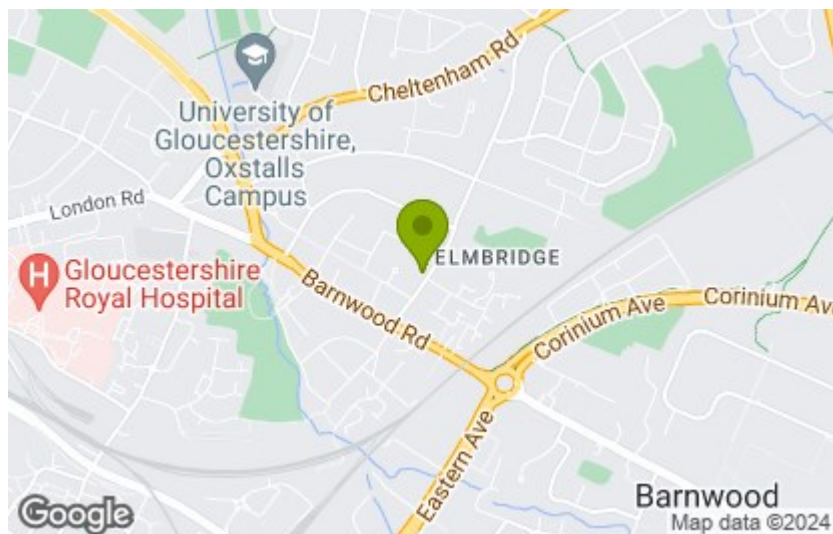


Ground Floor
Approx 281 sq m / 3027 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.