



Flat 2, Cavendish Apartments Seymour Road

Gloucester, GL1 5PS

£110,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this one bedroom first floor apartment situated in a convenient location close to the Quays and City Centre. Offered to the market with no onward chain and boasting communal gardens and a long lease, we feel this property will be ideal for FTB's or investors alike.



Communal Entrance

Accessed via upvc double glazed door, door entry system, stairs to first floor landing. Door to:

Entrance Hall

Power points, radiator, inset ceiling spotlights, wooden door to storage cupboard. Doors lead off:

Kitchen/ Living Area 19'9" x 10'11" (6.04m x 3.35m)

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring gas hob, integral fridge/ freezer. Space for washing machine and dining table. Tv point, radiator, partly tiled walls, gas fired boiler, front and side aspect upvc double glazed window.

Bedroom 8'11" x 10'5" (2.72m x 3.20m)

Tv point, power points, radiator, front aspect upvc double glazed window.

Bathroom 6'9" x 5'6" (2.08m x 1.68m)

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, partly tiled walls, side aspect upvc frosted double glazed window.

Outside

To the outside of the property there are communal gardens with an allocated storage cupboard.

Tenure & Charges

Leasehold
999 years from 1 January 2007

Mgmt Co:

CAVENDISH PARK APARTMENTS MANAGEMENT COMPANY LIMITED

The freehold is owned by the management company, Cavendish Park Apartments Management Company Limited. The Company is limited by shares, so each leaseholder will have a share in the company.

Charges:

To Be Decided Between Individual Owners Of The Mgmt Co

Services

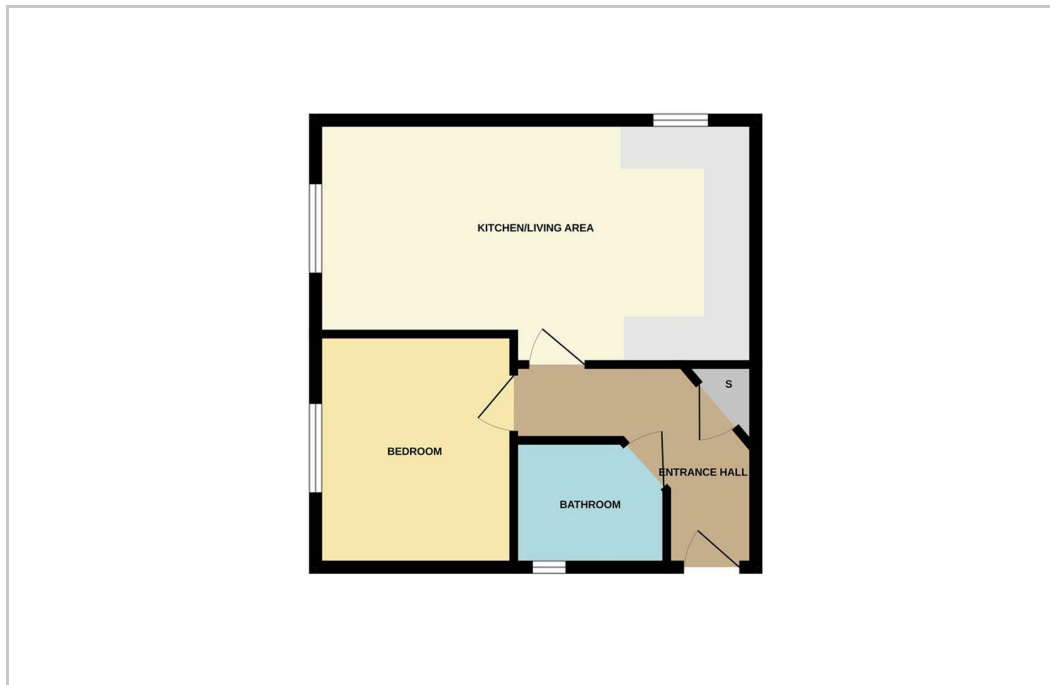
Mains water, gas, electricity and drainage

Local Authority

Gloucester City Council
Council Tax Band: A

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

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