



## Flat 6, 2 Emery Avenue

Earls Park, Gloucester, GL1 5QN

**Offers in excess of £165,000**



Murdock & Wasley Estate Agents are thrilled to introduce this well-presented top-floor apartment, ideally situated in a central location. Enjoying beautiful views of Robinswood Hill and the Cathedral, this property offers spacious accommodation, including two double bedrooms, with the master featuring an en-suite, allocated off-road parking, and four years remaining on the NHBC guarantee. With no onward chain, we highly recommend arranging a viewing soon to avoid missing out!



### Communal Entrance

Security entrance, intercom entry system, post boxes, stairs to all floors.

### Entrance Hallway

Accessed via composite door, power points, overhead lighting, three storage cupboards. Doors leading off:

### Kitchen/Lounge/Diner 13'1" x 21'0" (4.00m x 6.41m)

Range of base and eye level storage units, laminate worksurfaces over, gas hob, extractor hood and electric oven, space for fridge freezer, integrated washer dryer, combination boiler, overhead lighting, vinyl flooring, two wall mounted radiators, side and front aspect Upvc double glazed french doors with 'Juliet' balconies, telephone point, tv point, power points.

### Bedroom One 10'2" x 11'1" (3.11m x 3.38m)

Television point, power points, radiator, rear aspect Upvc double glazed window. Door leads off:

### Ensuite 6'2" x 6'0" (1.89m x 1.84m)

Suite comprising tiled shower cubicle, low level wc, pedestal wash hand basin with mixer tap over, heated towel rail, vinyl flooring, extractor fan, inset spotlights, part tiled walls.

### Bedroom Two 6'10" x 11'0" (2.10m x 3.36m)

Power points, radiator, rear aspect Upvc double glazed window.

### Bathroom 7'0" x 5'10" (2.14m x 1.80m)

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan, inset spotlights.

### Outside

Allocated off road parking for one vehicle. Access to bin store and separate locked bike store.

### Local Authority

Gloucester City Council  
Council Tax Band: A

### Services

Mains water, gas, electric and drainage.

### Tenure & Charges

Leasehold:

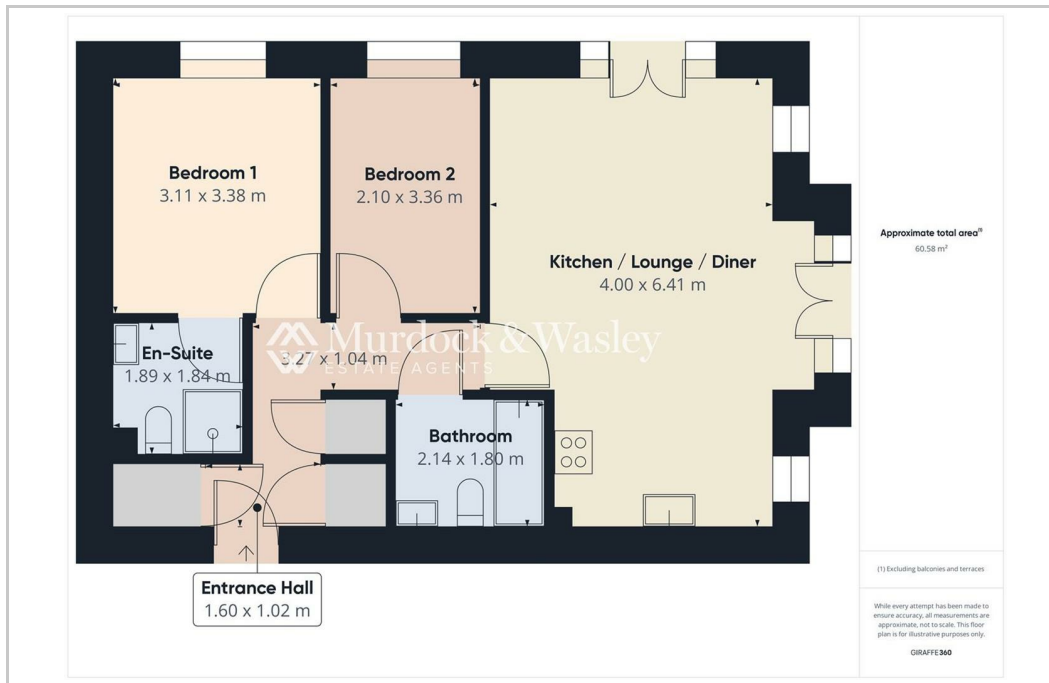
Lease - 125 Years From 2017.

Maintenance Charges : £1,435.34 per annum via Anthem Management

Ground Rent: £150 per annum

### Awaiting Vendor Approval

These 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) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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