



## 28 St James House Harescombe Drive

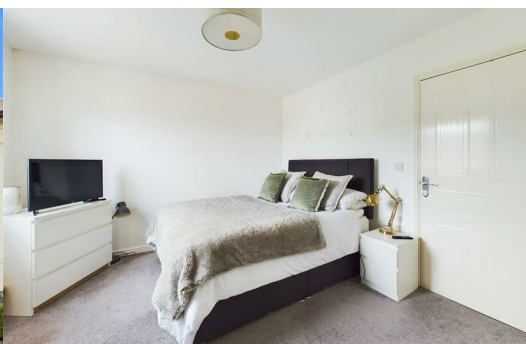
Gloucester, GL1 3LE

**Offers in excess of £120,000**



Murdock & Wasley Estate Agents are delighted to present this one-bedroom, third-floor apartment, now available on the open market. Located conveniently in a central area, this spacious apartment includes an allocated off-road parking space, making it ideal for first-time buyers or investors. The accommodation comprises an entrance hall, an open-plan kitchen/living space, a bedroom, and a bathroom.

Don't miss out on this fantastic opportunity—contact us today to arrange a viewing and make this wonderful apartment your new home.



### Communal Entrance

The communal hall leads to the property via secure intercom system, and staircase or lift.

### Entrance Hallway

Accessed via composite door, power points, doors to two storage cupboards. Doors lead off:

### Kitchen/Living Space 15'0" x 15'2" (4.59m x 4.64m)

Range of base, wall and drawer mounted units, roll edge worktop, appliance points, power points, one and a half bowl single drainer sink unit with a mixer tap over, oven/ grill with four ring hob and extractor hood over, space for washing machine, fridge, freezer and dishwasher, vinyl flooring, partly tiled walls, coving, side aspect upvc double glazed sash window.

Space for breakfast/ dining table, power points, tv point, telephone point, three electric radiators, front aspect upvc double glazed sash window.

### Bedroom One 12'5" x 11'3" (3.81m x 3.44m)

Television point, power point, front aspect upvc double glazed sash window.

### Bathroom 6'8" x 6'2" (2.05m x 1.90m)

Suite comprising panelled bath with taps and

shower over, low level wc, wall mounted wash hand basin with storage below and mixer tap over, partly tiled walls, side aspect frosted double glazed sash window.

### Outside

To the rear of the property there is one designated off road parking space.

### Tenure & Charges

Leasehold- 976 years remaining

Charges-

Ground rent- £75 every 6 months.

Maintenance charges- £1040.63 ( every 6 months)

First Port are the managing agents.

### Local Authority

Gloucester City Council

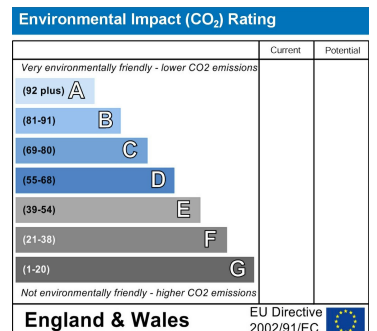
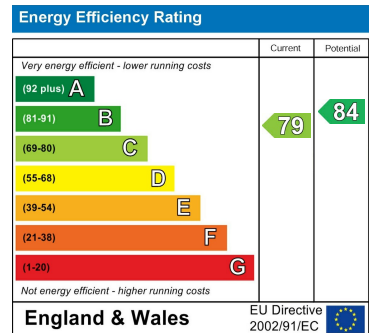
Council Tax Band: A

### Services

Mains water, electric and drainage.

### 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.



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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