



Flat 11, 1 Burrows Close

Gloucester, GL2 5SB

£118,500



Murdock & Wasley Estate Agents are thrilled to present this exceptionally presented, two double bedroom top floor apartment. Located in a highly desirable area, this apartment offers far-reaching views of the city and countryside, spacious living accommodation, and a sophisticated finish, making it an ideal choice for first-time buyers.

The living accommodation comprises of: Entrance hallway, OPEN PLAN Kitchen/Lounge/Diner, two double bedrooms, en-suite & bathroom. Outside we have one allocated parking space plus the added benefit of a bike storage.



Secure Communal Entrance Foyer

Approached via double glazed front door, stairs to all floors.

Entrance Hallway 17'4" x 6'8" (5.29 x 2.05)

Approached via front door, Upvc double glazed window to front, large storage cupboard, radiator, power point, doors to all rooms.

Open Plan Kitchen/Lounge/Diner 23'9" x 12'1" (7.26 x 3.70)

Upvc double glazed windows to side & front, Upvc double glazed juliet balcony to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, plumbing for washing machine, integral fridge/freezer, space for appliances, television point, radiator, power points, laminate flooring. recessed down lights.

Bedroom 1 14'4" x 11'2" (4.38 x 3.41)

Upvc double glazed windows to rear, radiator, power points, door to:

En-Suite 7'4" x 3'11" (2.25 x 1.21)

Modern white suite comprising of shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, shaver point.

Bedroom 2 12'7" x 12'5" (3.85 x 3.81)

Upvc double glazed windows to rear, radiator, power points.

Bathroom 7'1" x 5'7" (2.17 x 1.72)

Upvc frosted double glazed window to front, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, laminate flooring.

Outside

One allocated parking space & access to bike store.

Tenure & Charges

Leasehold- 247 years remaining.
55% share- The rent is £261.52 per month.
Management Company- Guinness Homes
Monthly service charge is £147.07 per month- which includes maintenance to all communal areas, gardeners & bin collection.

Local Authority

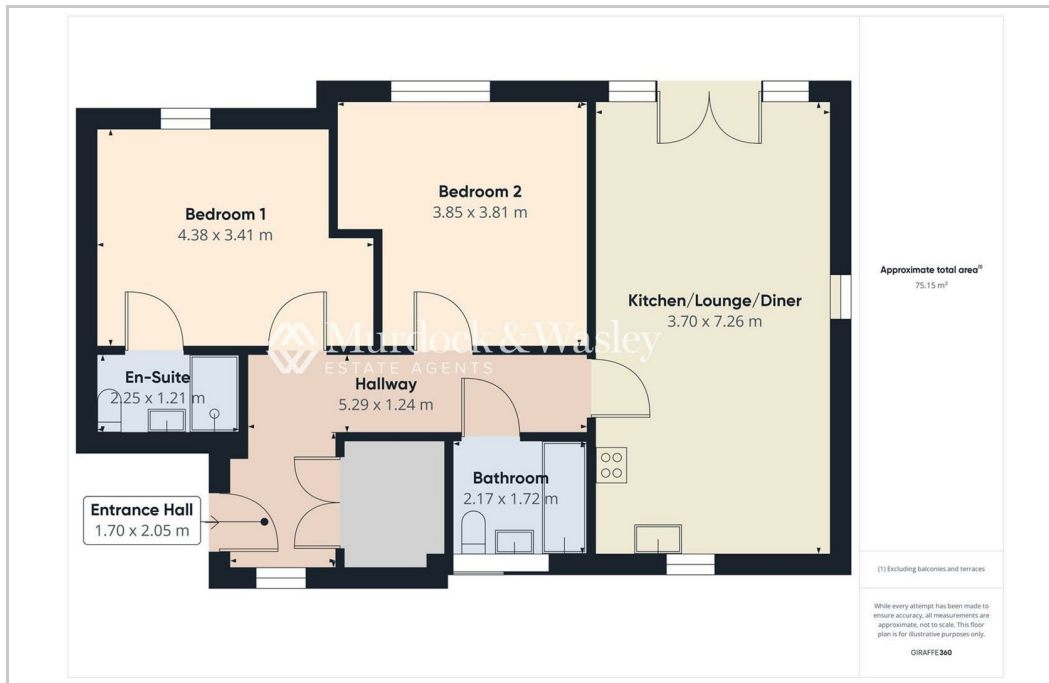
Gloucester City Council- Band C

Services

Mains water, electricity & drainage.

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		70	70
(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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