



## 1 Boscombe Down Kingsway

Quedgeley, Gloucester, GL2 2FT

**Offers in excess of £155,000**



Murdock & Wasley Estate Agents are excited to present this inviting two-bedroom first-floor apartment. Featuring a spacious master bedroom and an open-plan living area, this property also includes allocated off-road parking. With good links to the M5 and local amenities nearby, it's an ideal opportunity for first-time buyers or investors seeking a promising addition to their portfolio. Don't miss out on this fantastic property!



### Communal Entrance

Accessed via communal door, telephone entry system. Stairs leading to upper floors.

### Entrance Hallway

Accessed via upvc double glazed door, telephone entry system, radiator, doors to storage cupboard. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob, space for tall fridge/freezer, washing machine and dishwasher. Partly tiled walls, laminate flooring, rear aspect upvc double glazed window.

### Lounge / Diner

Television point, data point, power points, space for dining room table, front and rear aspect upvc double glazed windows.

### Bedroom One

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, pedestal wash hand basin with storage below and mixer tap over, double step in cubicle with shower over, partly panelled walls, rear aspect upvc double glazed frosted window.

### Outside

Allocated parking for one vehicle. Communal bin store.

### Tenure & Charges

Leasehold.

Date: 21/10/14

Term: 125 Years from 1st January 2014

Service Charge: £1176 pa.

Ground Rent: £250 pa.

### Services

Mains water, gas, electricity and drainage.

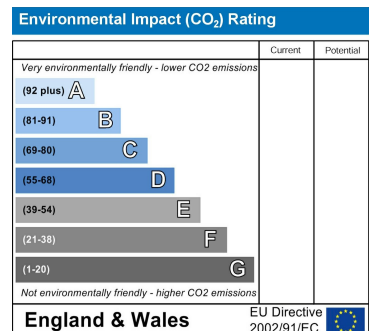
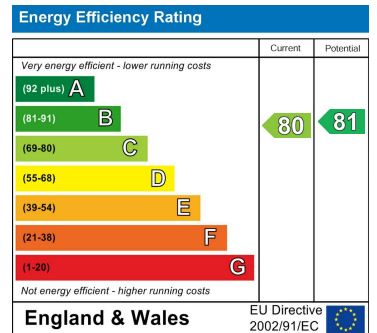
### Local Authority

Gloucester City Council

Tax Band: B

### 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.



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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLoucester 01452 682952 Forest of Dean 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

