



28 Michaelmas Court

Gloucester, GL1 3HX

Offers over £145,000



We are pleased to offer for sale this well-positioned two-bedroom ground floor apartment, located within walking distance of Gloucester City Centre. This popular property is ideal for first-time buyers or investors, featuring communal gardens and one allocated parking space. With the added benefit of no onward chain, this is an excellent opportunity not to be missed!

The accommodation comprises of: Entrance hallway, lounge/diner, kitchen, two bedrooms & bathroom. Outside we have access to communal gardens & allocated parking.



Communal Entrance Hallway

Accessed via secure front door, stairs leading to all floors, door to communal gardens. Door to apartment 28.

Hallway

Approached via front door, storage cupboard, doors to all rooms.

Kitchen 8'5" x 7'1" (2.58 x 2.16)

Upvc double glazed window to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob, space for further appliances, wall mounted combination boiler, partly tiled walls, extractor fan.

Lounge/Diner 15'10" x 9'8" (4.83 x 2.95)

Two Upvc double glazed windows to front, radiator, power points, television point.

Bedroom 1 14'0" x 8'8" (4.28 x 2.65)

Upvc double glazed window to front, radiator, power points.

Bedroom 2 10'1" x 7'6" (3.09 x 2.29)

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

Bathroom

Panelled bath with shower over, low level wc &

pedestal wash hand basin, radiator, power points, partly tiled walls.

Outside

Access to communal gardens & one allocated parking space.

Tenure & Charges

Leasehold.

999 Year lease with 967 years remaining.

Charges- £960 per annum.

CMG Leasehold Management LTD

Will own 1/11th of the freehold.

Local Authority

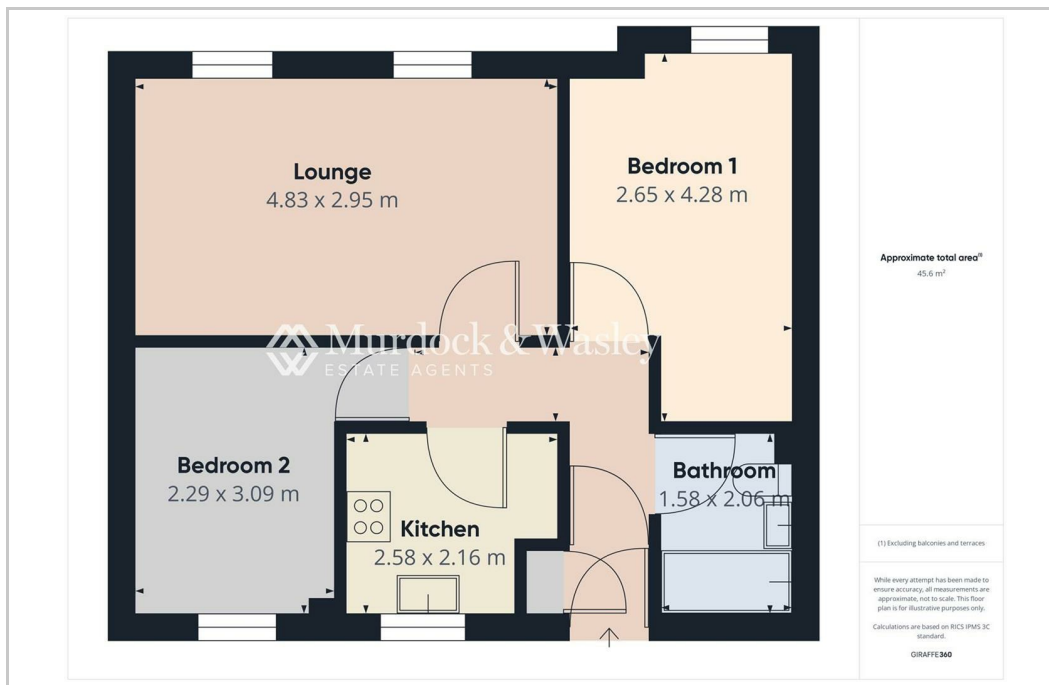
Gloucester City Council- Band B

Services

Mains water, gas, electricity & 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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 75 |
| (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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