



## Apartment 1 135 High Street

Gloucester, GL1 4SZ

**Offers in excess of £110,000**



Murdock & Wasley Estate Agents are excited to present this two-bedroom ground floor apartment, now on the open market. Ideally located in a popular and central area, the property is just a short walk from local amenities and the city center.

This apartment is an excellent choice for first-time buyers or investors, with an estimated rental income of £900.00 per month.

Early viewing is highly recommended!



### Communal Entrance Hall

Accessed via double glazed door, door entry system, stairs to first floor, post boxes landing. Door to:

### Entrance Hall

Power points, radiator, door entry intercom system, vinyl flooring. Wooden door to airing cupboard housing the pressurised cylinder. Doors lead off:

### Kitchen/ Living Area 17'9" x 16'7" x 9'8" (5.42m x 5.08m x 2.96m)

Range of base, wall and drawer mounted units, laminate worksurfaces, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring hob and extractor hood over. Space for washing machine, tumble drier and tall fridge/ freezer.

Tv point, telephone point, space for dining table, radiator, vinyl flooring and three front aspect upvc double glazed windows,

### Bedroom One 12'3" x 8'10" (3.74m x 2.71m)

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

### Bedroom Two 8'6" x 8'0" (2.61m x 2.45m)

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin, vinyl flooring, radiator.

### Tenure & Charges

Leasehold:

125 years from 1 January 2006

Charges:

Management via CMG: £836.84 per annum

Ground Rent: £200 per annum

### Local Authority

Gloucester City Council

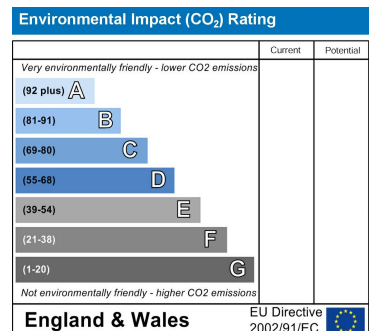
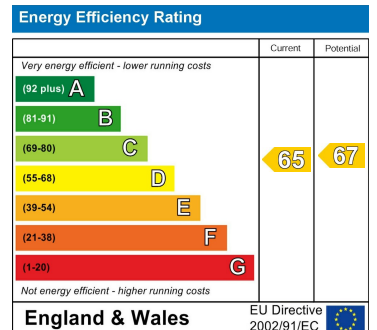
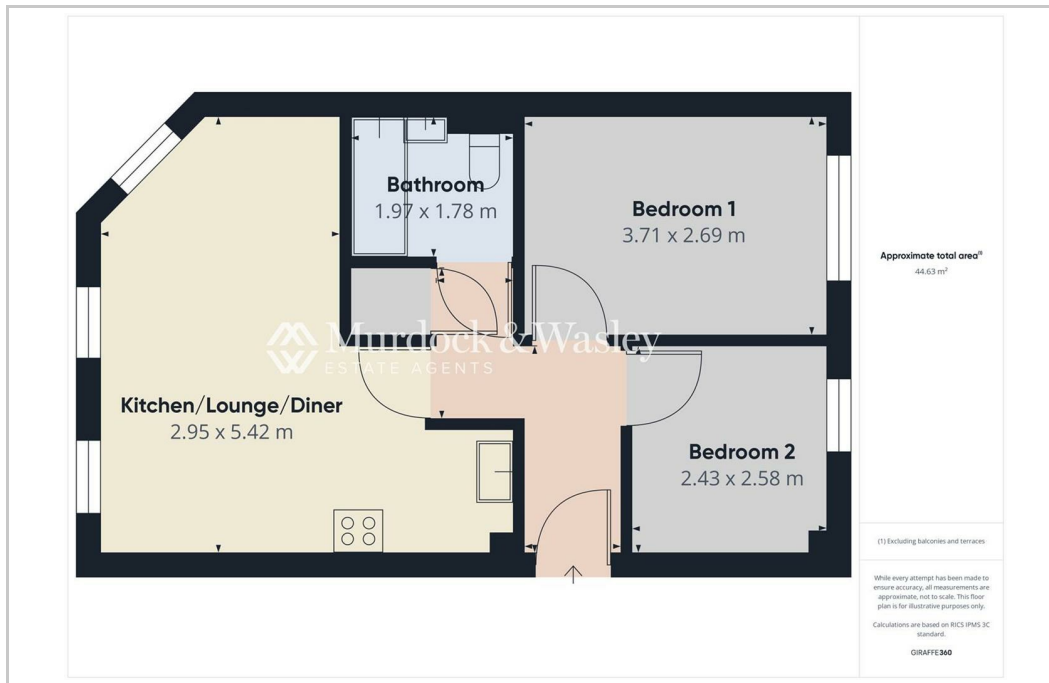
Council Tax Band: A

### Services

Mains water, gas, electricity and 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.



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

