



Flat 24, 17 Harker Close

Gloucester, GL2 5SH

£82,500



Murdock & Wasley Estate Agents are delighted to present this superbly appointed two double bedroom, second-floor apartment, offered to the market on a 30% shared ownership basis with no onward chain.

Built by Crest Nicholson in 2023, the apartment boasts spacious and stylish accommodation, including an open-plan kitchen/living area with a private balcony enjoying canal-side and far-reaching views. The property further benefits from a generous master bedroom with en-suite, a modern bathroom, a separate utility, and an allocated parking space.

We anticipate strong interest in this impressive home and highly recommend an early viewing to fully appreciate all it has to offer.



Secure Communal Front Door

Accessed via secure communal front door, wall mounted allocated letter box, lift & stairs to all floors

Entrance Hall

Accessed via solid wooden door. Telephone intercom, radiator, power points. Doors lead off:

Kitchen/ Living Area

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 induction hob and extractor hood over. Space for tall fridge/ freezer and dining table, LVT flooring, Tv point, side aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the:

Balcony

A composite decked area offering ample space for outdoor dining, enjoying canal-side and far-reaching views.

Master Bedroom

Tv point, telephone point, power points, radiator, rear aspect upvc double glazed window with canal views. Door to:

En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, LVT flooring, partly tiled walls.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window with canal views.

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. Shaver point, heated towel rail, LVT flooring, partly tiled walls.

Utility

Appliance points, power points, space for washing machine and tumble drier, LVT flooring.

Outside

One allocated parking space. Access to bin/bike store.

Tenure & Charges

Leasehold

Full Market Value: £275,000.00

Share price: £82,500.00

Monthly Rent Based On 30% Share: £489.17

Lease (In Years): 248 Years

Yearly Ground Rent Cost: £0.00

Yearly Management Cost: £1866.84

Services

Mains water, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: C

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	77	77
(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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

