



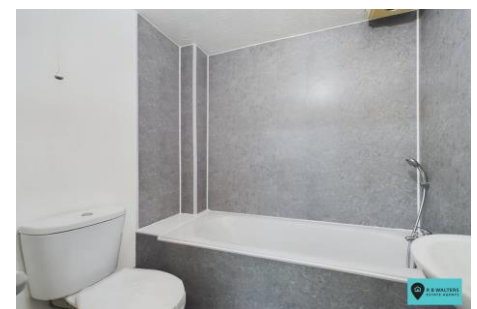
R B WALTERS ESTATE AGENTS

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Woodford Court, Gloucester, GL4 6QB.

Use This Section to Write Your Personal Property Notes -

Studio Flat

Gated Development

Chain Free

Living Room/Bedroom

Allocated Parking

Convenient Location

£95,000

Woodford Court, Gloucester, GL4 6QB.

£95,000

Conveniently situated in secure gated development is this upper floor flat with allocated parking.

This first floor studio apartment is being sold chain free and provides a living room/bedroom, bathroom and kitchen. The property offers an ideal opportunity for someone to take their first step onto the property ladder or make an investment purchase.

Lease Details

The lease commenced in 1991 for a period of 999 years and has 967 year remaining. The current service charge is £800 per annum and covers general maintenance and upkeep of the building and buildings insurance. The next ground rent and service charge review is 28th March 2025.

Services

- Electric Heating
- Mains Electric
- Immersion Heater for Hot Water
- Mains Water (metered)
- Mains Drainage
- Superfast Fibre Broadband Available

Living Room/Bedroom 15' 2" x 9' 8" (4.62m x 2.94m)

Kitchen 7' 11" x 6' 9" (2.41m x 2.06m)

Bathroom


OUTSIDE

Allocated Parking

Communal Gardens

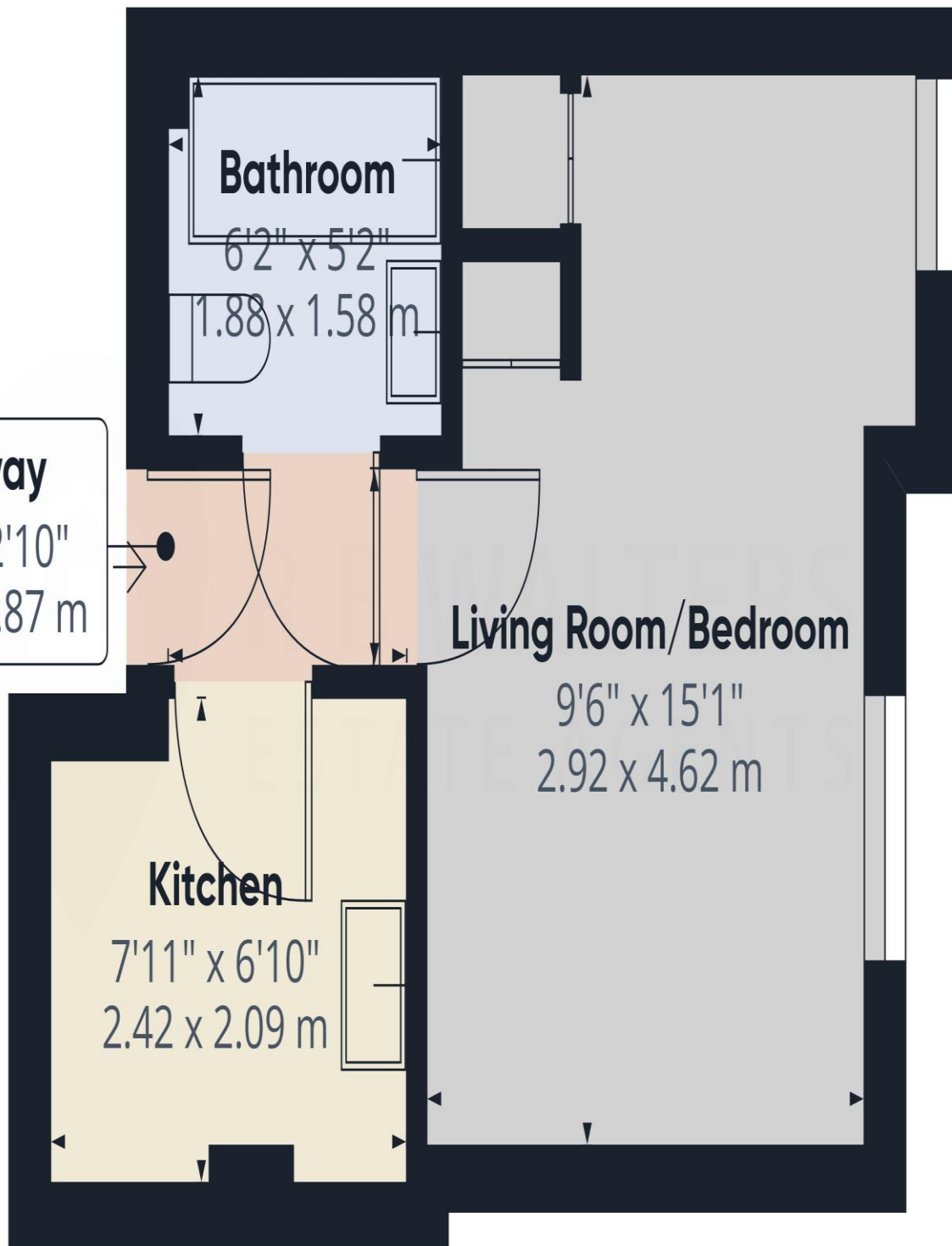
Entrance Hall

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area⁽¹⁾

249.43 ft²

23.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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