



R B WALTERS ESTATE AGENTS

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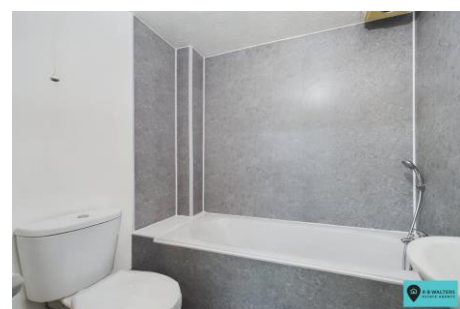
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Woodford Court, Gloucester, GL4 6QB.

Use This Section to Write Your Personal Property Notes -



Studio Flat

Gated Development

Chain Free

Living Room/Bedroom

Allocated Parking

Convenient Location

£90,000

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

Entrance Hall

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

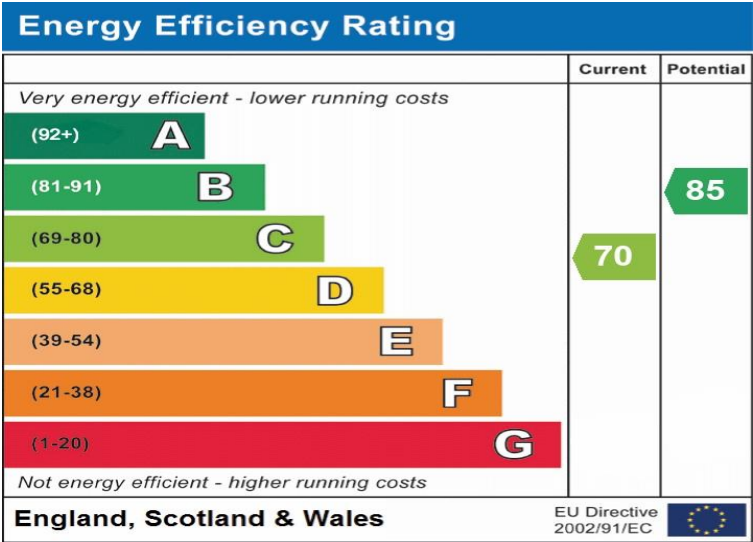
Kitchen 7' 11" x 6' 9" (2.41m x 2.06m)

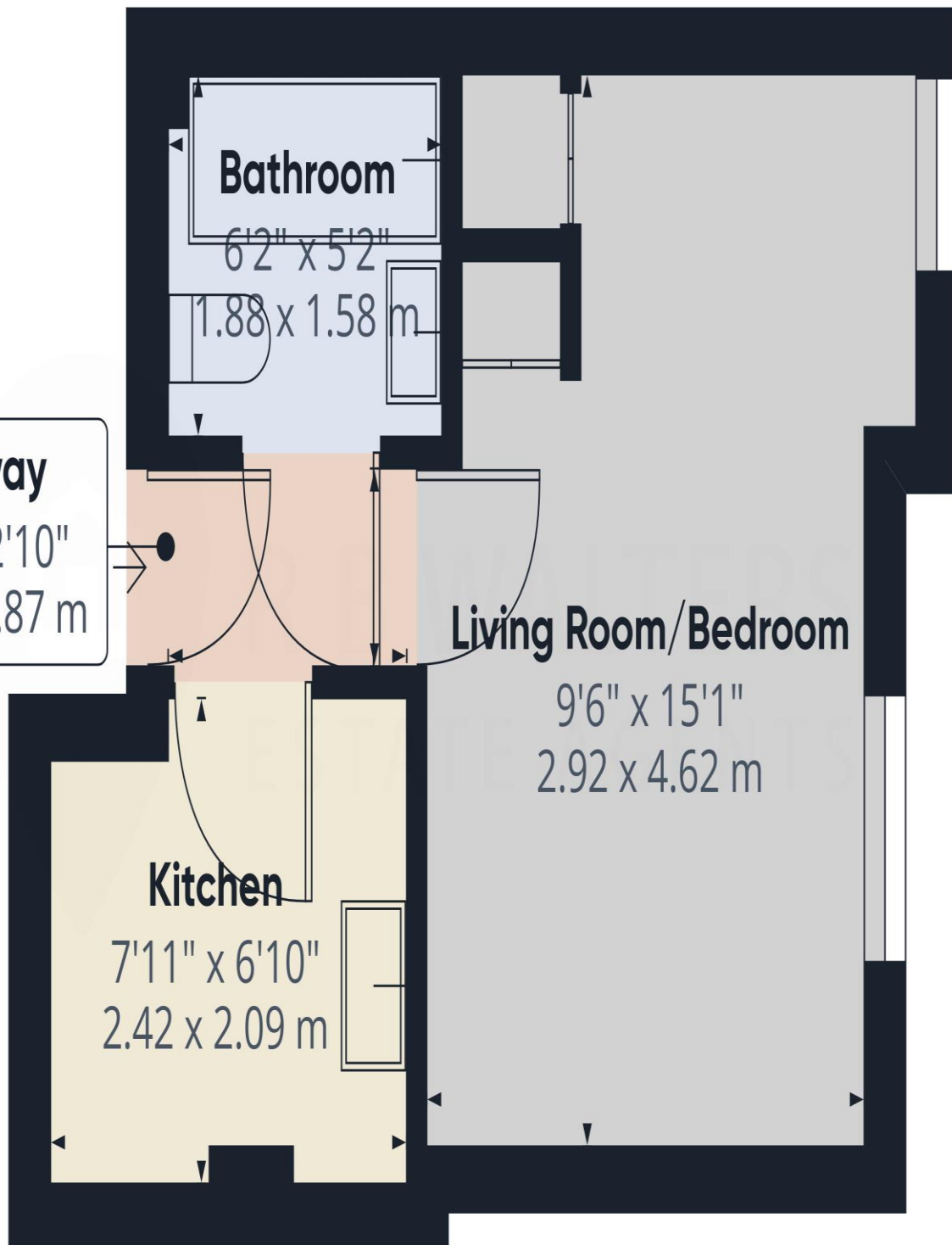
Bathroom

OUTSIDE

Allocated Parking

Communal Gardens





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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