



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Abbeydale Court, Abbeydale, Gloucester,
Gloucestershire, GL4 4BH.*

£200,000

Sought after ground floor flat with garage and parking.

Located in this highly regarded and popular development due to its close proximity to schools, supermarkets, doctors, dentists and being on a major bus route to the city centre, trains station and hospital this exceptionally presented property is extremely light and welcoming and is likely to be of appeal to first time buyers, investors and those looking to downsize.

The property has a good size lounge, kitchen/breakfast room, two bedrooms and a bathroom whilst outside there is a garage with parking in front and well-maintained communal gardens.

Lease Details

The original lease was for a period of 99 years from 24th June 1983 however this was extended to 999 years in 2015 so now has 989 years remaining. There is zero ground rent and the annual service charge is £780.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (Metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

Living Room

16' 4" x 10' 3" (4.97m x 3.12m)

Kitchen/Diner

10' 5" x 10' 1" (3.17m x 3.07m)

Bedroom

12' 8" x 10' 3" (3.86m x 3.12m)

Bedroom

11' 4" x 6' 7" (3.45m x 2.01m)

Bathroom

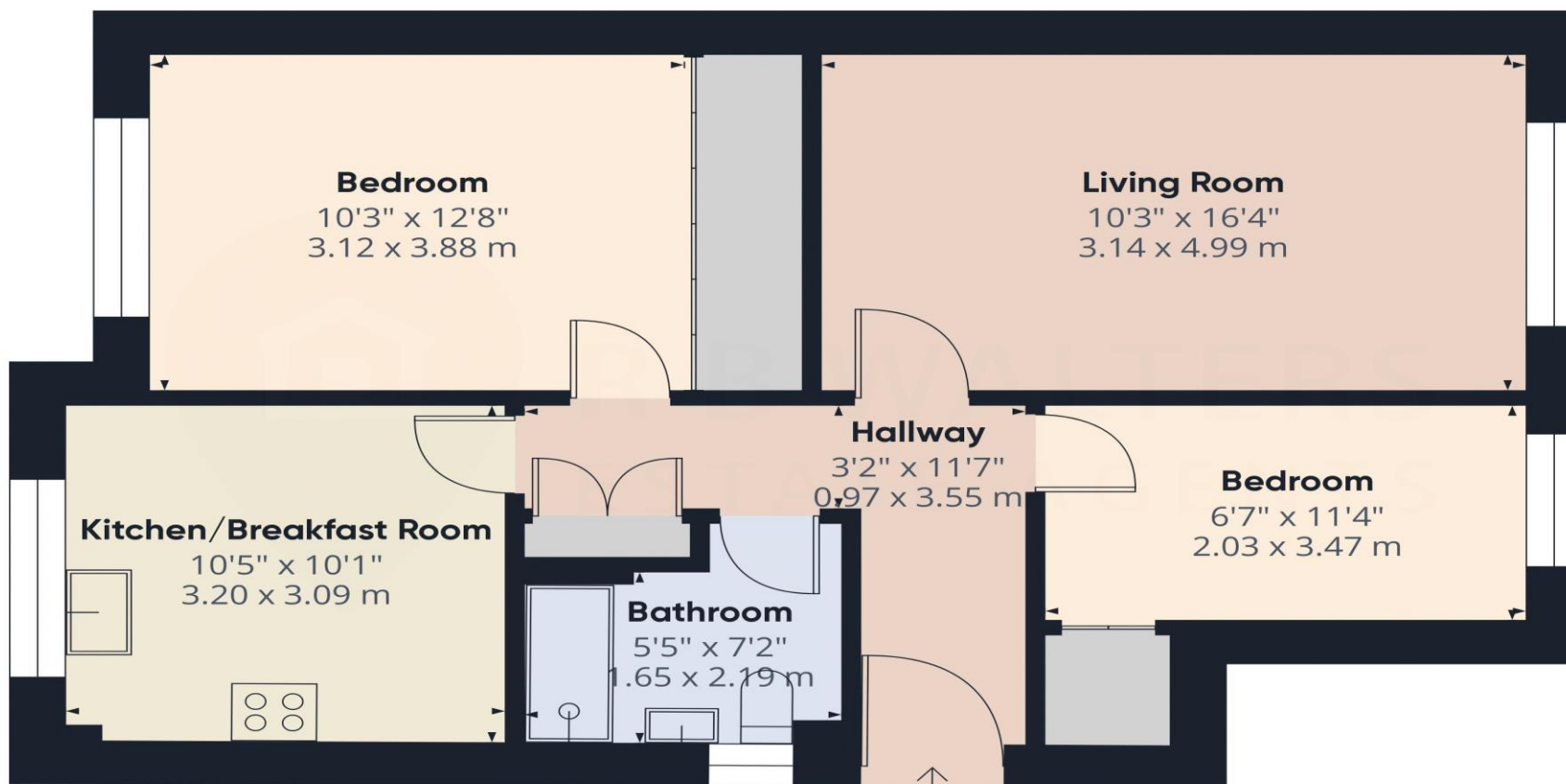
7' 2" x 5' 5" (2.18m x 1.65m)

Outside

Garage with parking Space in Front







Approximate total area⁽¹⁾
634.21 ft²
58.92 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk