



**R B WALTERS**  
ESTATE AGENTS



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*Hazel Court, Barnwood Road, Barnwood,  
Gloucester, Gloucestershire, GL4 3HA.*

**£175,000**



Spacious and extremely well presented, ground floor maisonette for the over 50's with allocated parking and offered for sale with no onward chain.

Located within close proximity to local shops, post office and with a bus stop immediately outside this 2-bedroom property is conveniently positioned giving easy access to all daily amenities, the city centre, trains station, hospital and M5 motorway.

The property is part of a small development of just 8 maisonettes, split into two blocks and has two double bedrooms, bathroom, living room and kitchen. There is allocated parking, 2 visitor spaces and good size communal gardens which are well maintained.

### Lease Information

The property benefits from a share of the freehold and therefore has no annual ground rent. The lease commenced in 1984 for a period of 999 years so has 958 years remaining. The annual service charge is £700 per annum to include buildings insurance, garden maintenance and general upkeep.

### Services

Mains Gas Central Heating

Mains Electric Mains Water (metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

### Entrance Hall

### Living Room

15' 8" x 10' 5" (4.77m x 3.17m)

### Kitchen

11' 10" x 6' 10" (3.60m x 2.08m)

### Bedroom

13' 9" x 10' 5" (4.19m x 3.17m)

### Bedroom

10' 5" x 7' 9" (3.17m x 2.36m)

### Bathroom

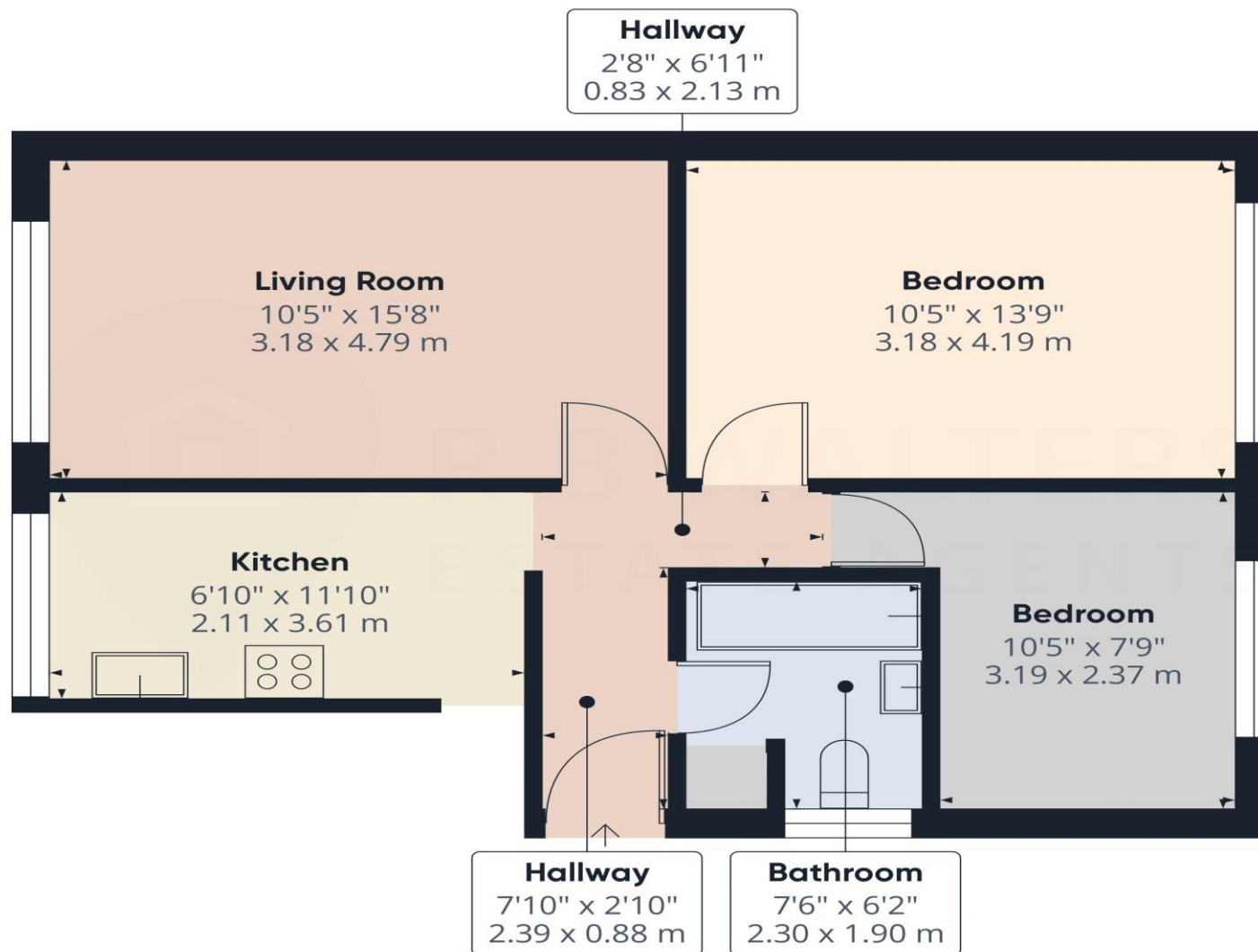
7' 6" x 6' 2" (2.28m x 1.88m)

### OUTSIDE

### Allocated Parking and Visitor Parking







**Approximate total area<sup>(1)</sup>**

574 ft<sup>2</sup>  
53.4 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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