



R B WALTERS
ESTATE AGENTS



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*Friars Orchard, Gloucester,
Gloucestershire, GL1 1GA.*

£185,000

Very well presented and exceptionally spacious first floor flat with lift access and allocated parking which is extremely convenient for the city centre, train station and hospital.

This modern two-bedroom flat offers generous accommodation throughout with a good size living room with kitchen at one end and then two double bedrooms with the master bedroom having ensuite. A real feature of this property is the multiple deep windows that ensure a better than average amount of natural light creating a very appealing space to call home.

With its proximity to all amenities, the city centre and Gloucester Docks this is an ideal opportunity for a first-time home or investment purchase.

Lease Information

The lease commenced in 2014 for a period of 250 years. The annual maintenance charge is £1529 and covers maintenance of the lift, cleaning of communal areas, gardening around the external communal areas, window cleaning, communal lighting and communal decorating. The ground rent is £91 per annum and the next review is in July 2026.

Services

Electric Heating, Mains Water (metered) and Drainage, Broadband Available

Entrance Hall

Living Room/Kitchen

24' 7" x 14' 9" (7.49m x 4.49m)

Bedroom

12' 2" x 11' 4" (3.71m x 3.45m)

Ensuite

7' 3" x 3' 9" (2.21m x 1.14m)

Bedroom

13' 5" x 9' 0" (4.09m x 2.74m)

Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

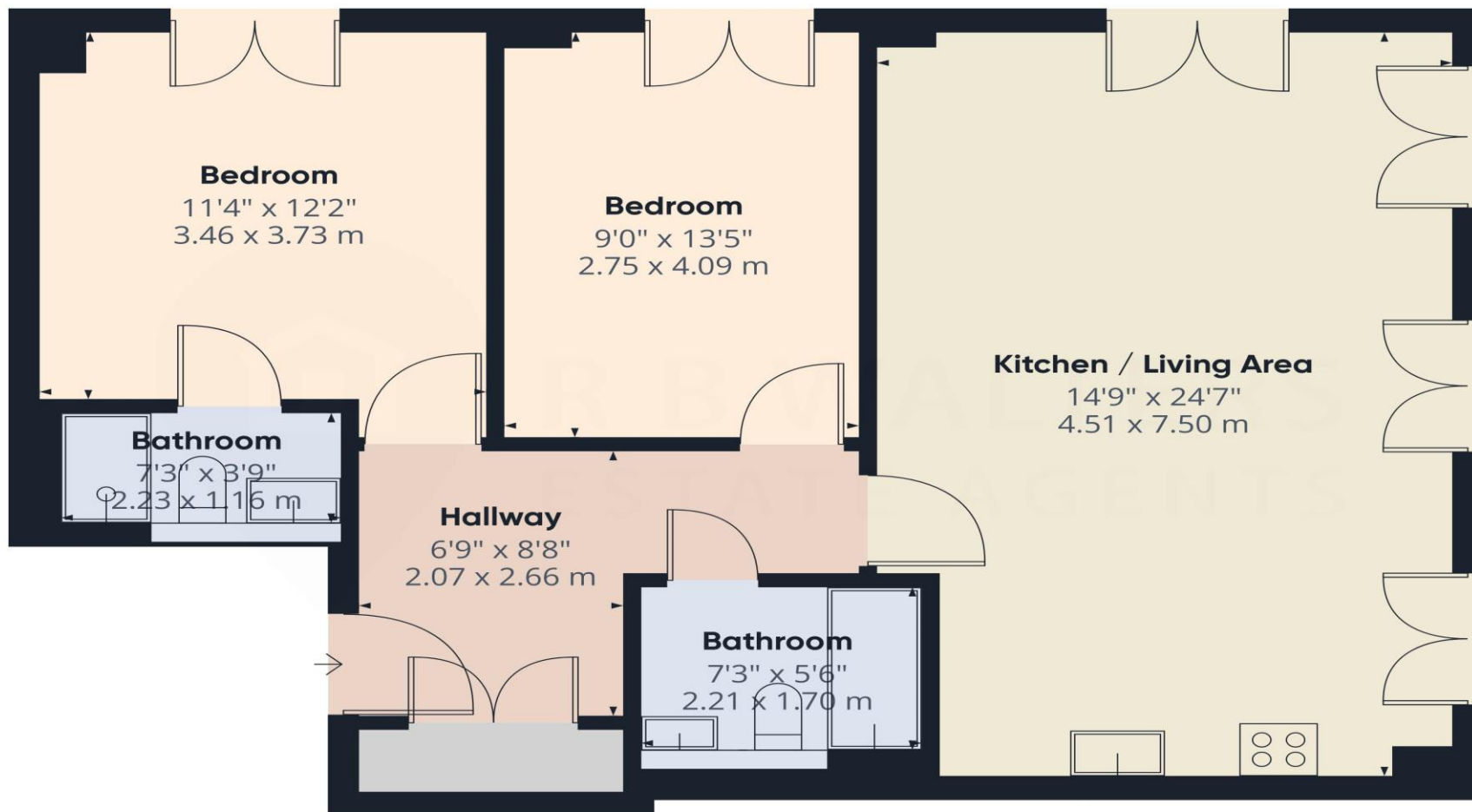
Outside

Allocated Parking Space

Communal Gardens







Approximate total area⁽¹⁾
802 ft²
74.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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