



**FLAT 1 35 PARK ROAD
GLOUCESTER
GL1 1LN**

PRICE £70,000 - LEASEHOLD

GLOUCESTER CITY COUNCIL A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

ATTENTION INVESTORS - Well presented studio apartment located in the centre of Gloucester just a short walk from the City's Historic Docks.

This studio flat has its own entrance and offers a large open plan living/bedroom, Kitchen with oven/hob, washing machine and fridge, shower room with shower cubicle, toilet and sink and study/storage room (occasional bedroom?)

Further benefits include Double glazing and electric heating.

Currently let on a 12 month tenancy at £575 pcm

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected (to be confirmed).

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.



Council Tax: We are informed by Gloucester City Council that the property is in Band A.

Services:

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Tenure: Leasehold

Viewing: By appointment with the Sole Agents

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