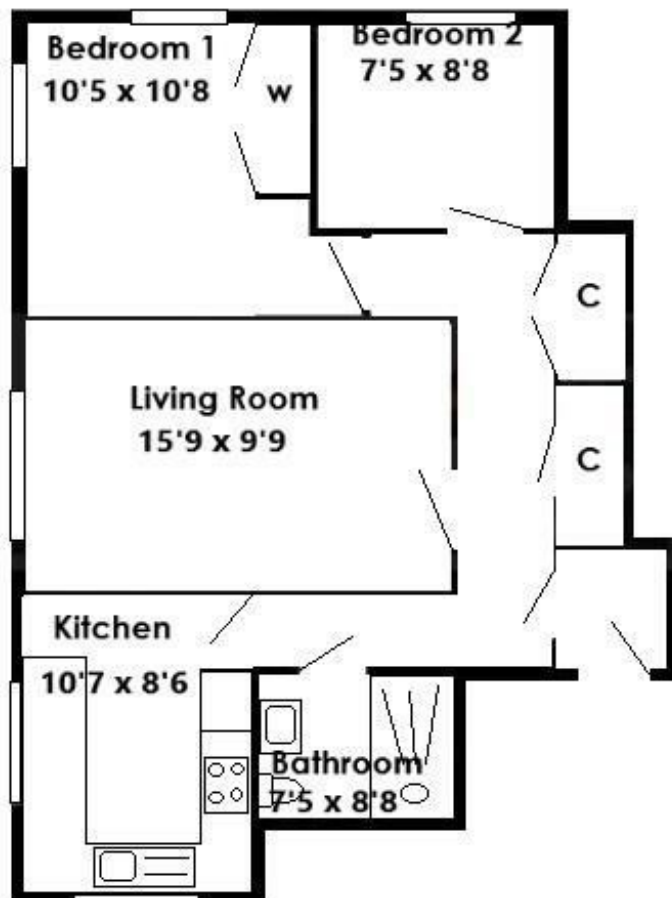




**GROUND FLOOR FLAT 1 WOLSELEY LODGE, 47 BARNWOOD ROAD,
GLOUCESTER, GL2 0SD**

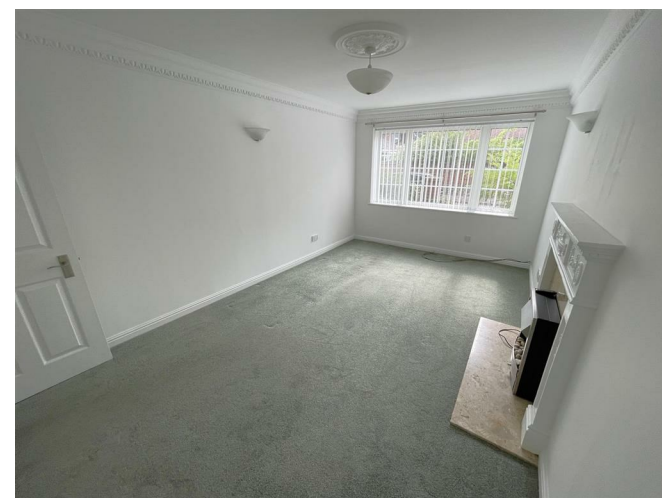
OFFERS IN THE REGION OF £169,500

LEASEHOLD - SHARE OF FREEHOLD GLOUCESTER CITY R



Flat 1
Wolseley Lodge
47 Barnwood Road
Gloucester
GL2 0SD

Floorplan for Guidance Only - Not to Scale





Offers In The Region Of £169,500

Superb TWO BEDROOM apartment with long lease for sale. A highly recommended modern ground floor apartment situated within a mile of Gloucester Royal Hospital. Flat 1 is double glazed with electric heating and offers spacious entrance hall with 2 double storage cupboards, modern bathroom with double shower cubicle, modern kitchen with oven and hob, good size living room, TWO BEDROOMS (bedroom 1 with wardrobes). Communal gardens and residents' parking (first come first served basis)

999 year lease (962 remaining) - share of Freehold. Annual service charge £960 (£80 per month)

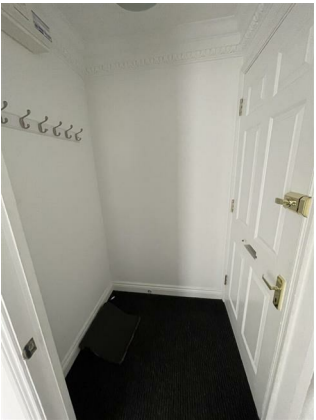
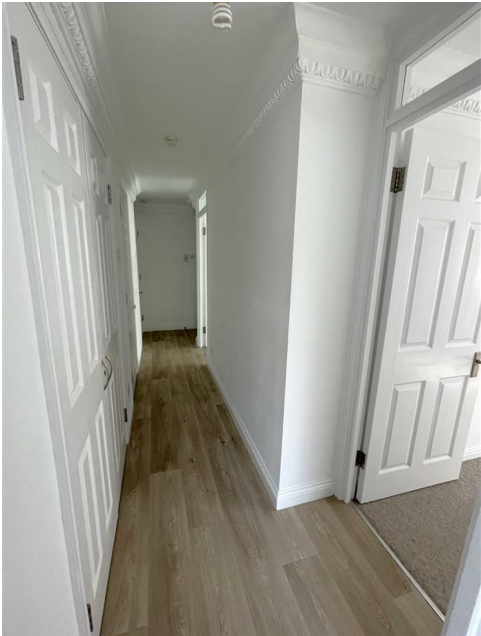
All information subject to legal confirmation

Important Notice: SureLet 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 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







Local Authority		Council Tax	
Gloucester		Band:	B
		Annual Price:	£1,669
Conservation Area ?		Flood Risk	
No		No Risk	
Floor Area		Plot Size	
581 ft ² / 54 m ²		0.05 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	7 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Glooucester City COUNCIL TAX
 BAND B

Leasehold - Share of Freehold