

A two-story red brick house with a white front door and white-framed windows. The house has a gabled roof with a small dormer window. A satellite dish is mounted on the side wall. The front garden is covered in gravel, and there is a small wooden fence and a brick wall in the background. The sky is overcast.

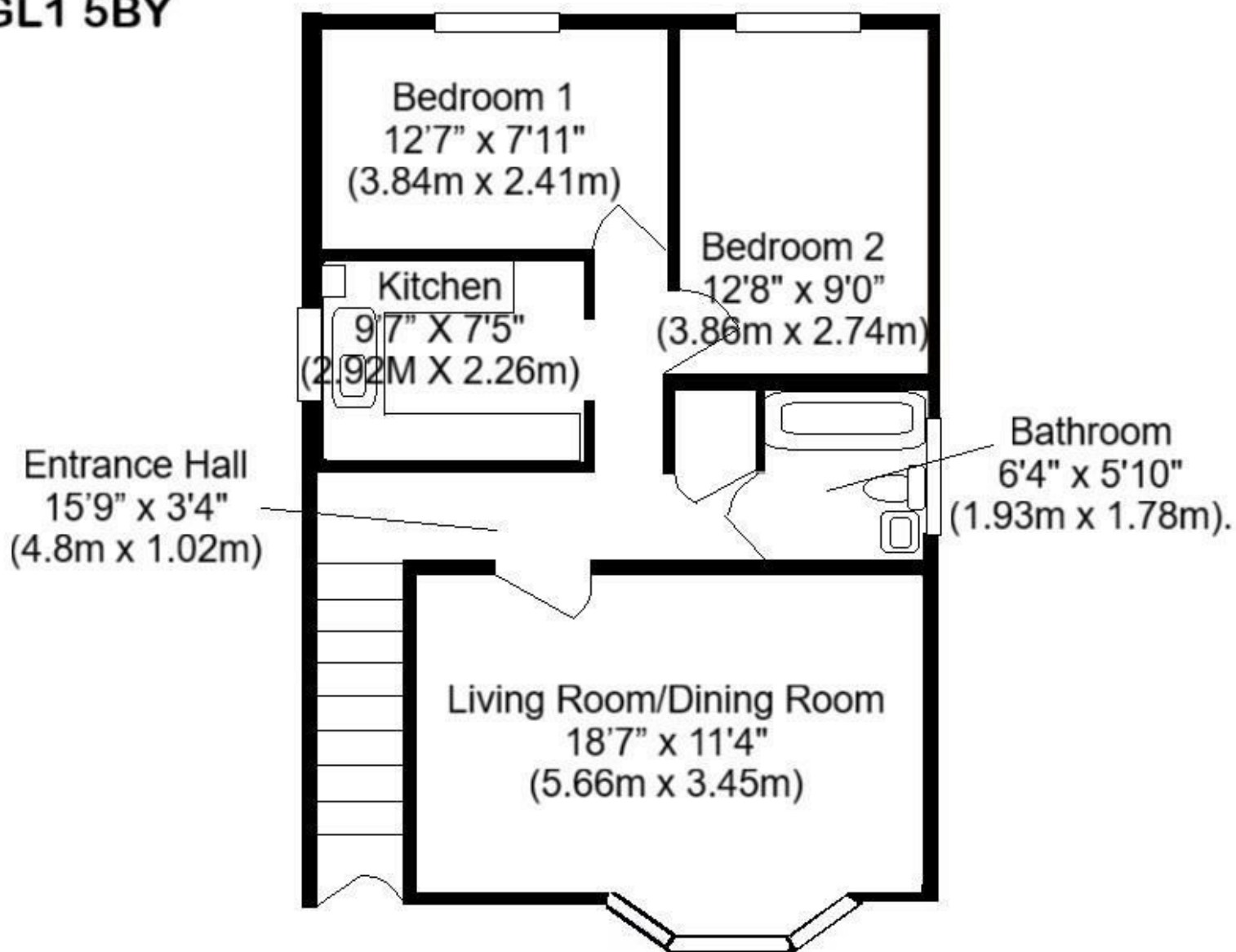
2 CENTRAL ROAD, GLOUCESTER, GL1 5BY

PRICE £125,000

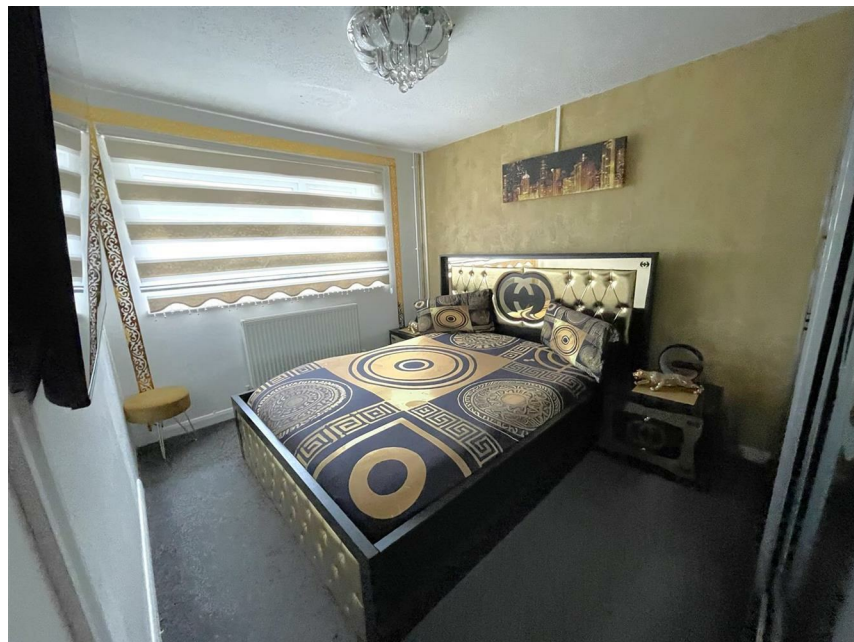
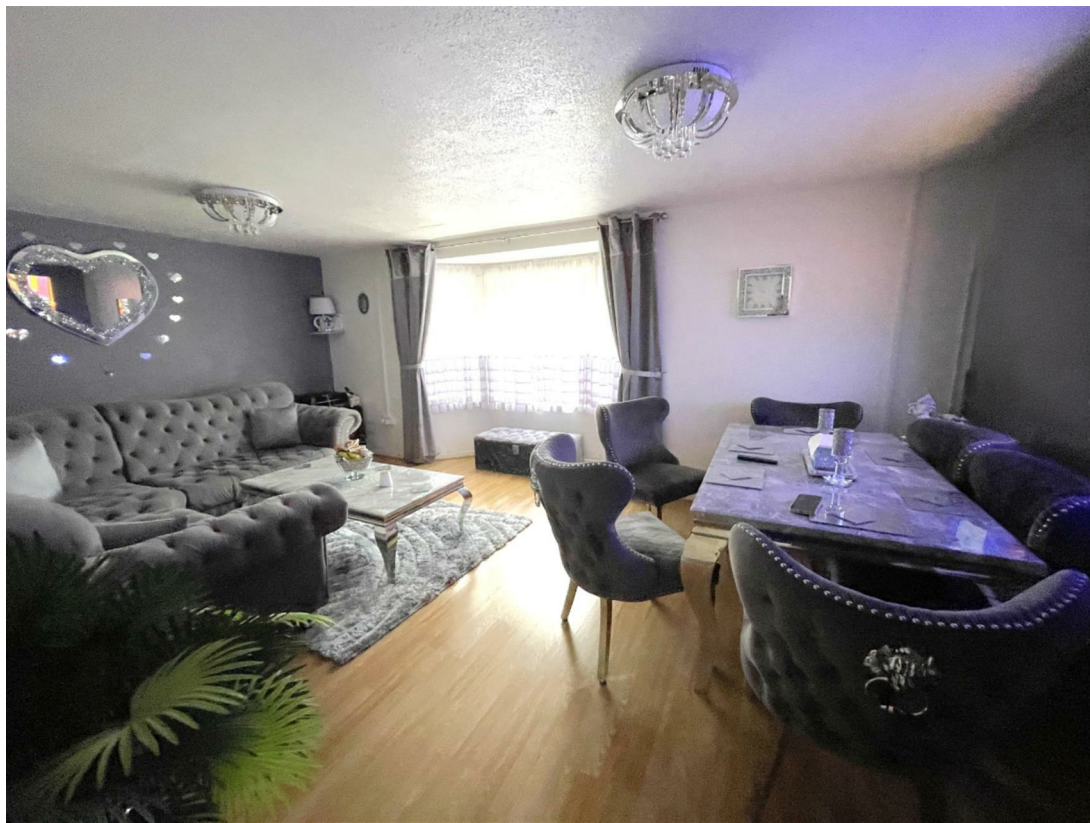
LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND A

2 Central Road
GL1 5BY

First Floor

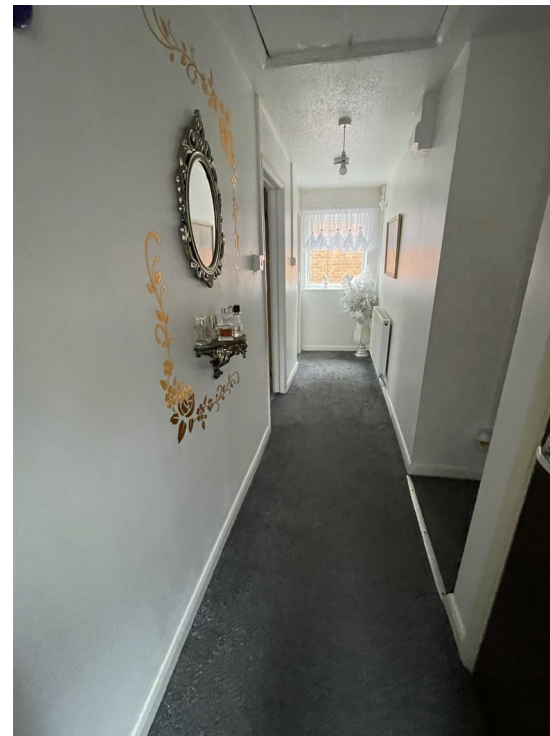


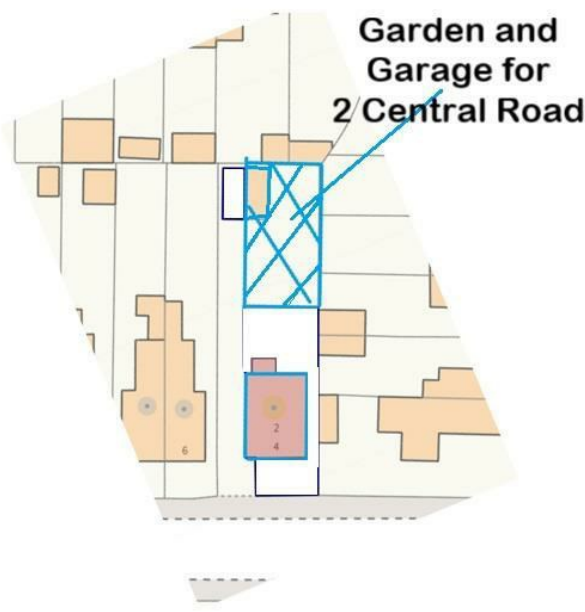
Floorplan for guidance only - not to scale



CASH BUYERS ONLY DUE TO SHORT LEASE – a very nicely presented first floor maisonette with self-contained entrance, first floor hallway, living/dining room, two bedrooms, kitchen and bathroom. There is also gas central heating, double glazing along with a garden to the rear and garage.

NB. the current lease has 48 years unexpired, and the cost of the lease extension is likely to be in the region of £30,000 this and any associated fees will be the responsibility of the buyer.





Tenure

Leasehold

Lease Start Date BETA

25 Sep 1975

Lease Term BETA

99 years from 24 June 1975

Lease End Date BETA

24 Jun 2074

Lease Term Remaining BETA

48 years

Local Authority
Gloucestershire

Conservation Area ?
No

Floor Area
581 ft² / 54 m²

Mobile Coverage
EE
Vodafone
Three
O2

Satellite / Fibre TV Availability

BT
Sky
Virgin



Council Tax
Band:
Annual Price: A
£1,497

Flood Risk
Very low

Plot Size
0.12 Acres

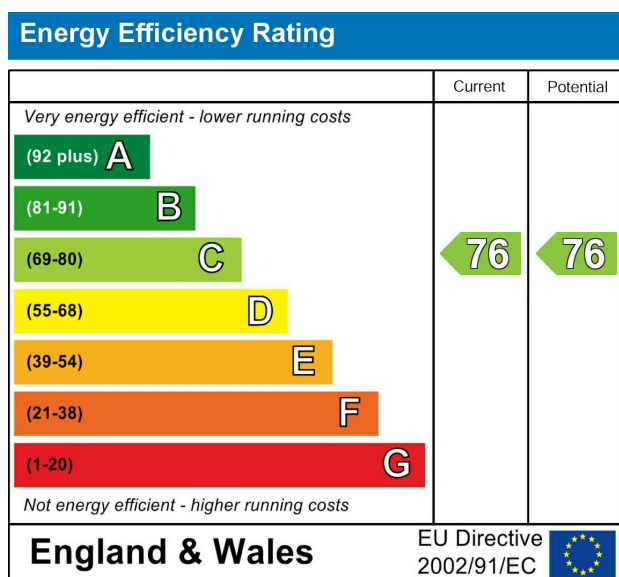
Broadband
Basic 14 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

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).

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