



Barnwood Road, Gloucester GL4 3HN
£107,000



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- Ground floor retirement apartment
- Double bedroom
- Living room with doors to the communal garden
- Residents lounge
- Double glazing and electric heating
- Bus routes to Gloucester and Cheltenham
- Close to local amenities
- Leasehold - 113 years remaining
- Local Authority- Gloucester City Council- Tax Band A £1425.38 (2024/2025)
- EPC rating C73

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£107,000

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Communal Hallway

Accessed via a secure intercom system, door to flat.

Entrance Hall

Airing cupboard with hot water tank, newly fitted vinyl flooring, doors to shower room, bedroom, and living room.

Living Room

Patio doors lead onto the communal gardens with patio doors, double glazed window to side elevation, telephone intercom, and newly fitted Ecowarm heater, emergency pull cord. door to

Kitchen

Double glazed window to the side elevation, a range of base and wall units, integrated eye level oven, integrated hob with extractor hood over, space for a fridge/freezer, space and plumbing for washing machine, tiled splash backs, emergency pull cord.

Bedroom One

Built-in double wardrobe and double-glazed window to the rear, newly fitted Ecowarm heater, emergency pull cord.

Shower Room

Double shower cubicle with shower, a built-in seat, WC, vanity wash hand basin, newly fitted electric towel rail, and emergency pull cord.

Outside

Beautifully maintained communal gardens with seating areas. A communal car park, residents lounge, guest suite for visitors.

Location

Located within the south east of the historic Gloucester City Centre, Pegasus Court is located in the popular area of Barnwood. With various local amenities to include the 'Good' Ofsted rated local Dinglewell primary school as well as access to a number of secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas.

Material Information

Tenure: Leasehold. 150 years from 1 January 1988, Lease remaining 113 years. Service Charge - First port £960.34 per quarter. no ground rent. Please note the water bill is included in the service charge. There is an exit fee of 1% of the sales price when the property is sold and a surcharge of 0.5% of the value when sold for each complete or partially complete year that the party has lived at the property.

Council tax band: Tax Band A

Local authority and rates: Gloucester City Council, £1425.38 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

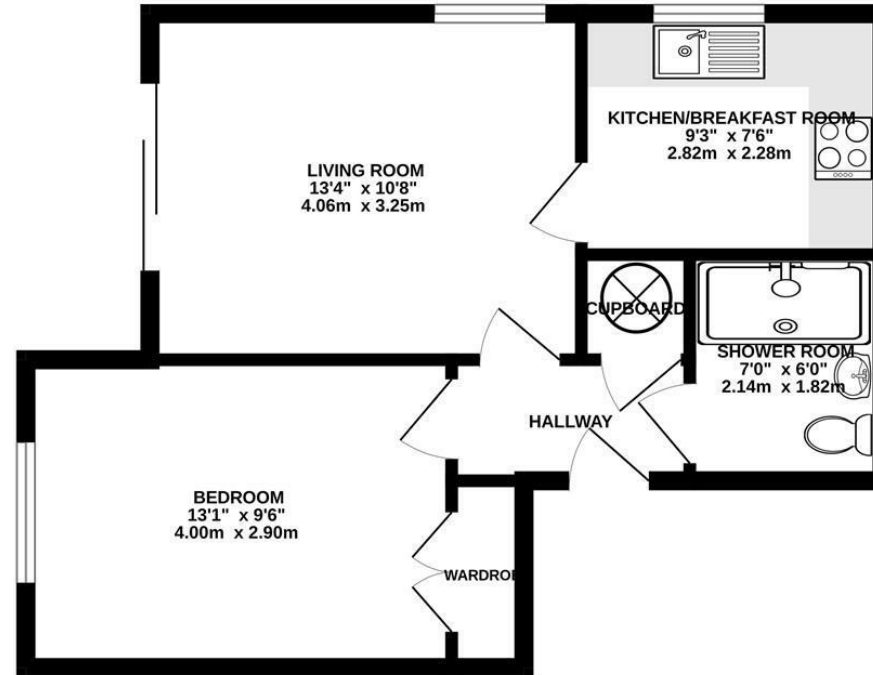
Heating: Electric panel heaters

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps

Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



6 PEGASUS COURT, BARNWOOD ROAD, GLOUCESTER, GL4 3HN

TOTAL FLOOR AREA : 429 sq.ft. (39.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

