



**Kiln Close, Gloucester GL1 1GG**  
**£140,000**



## Kiln Close, Gloucester GL1 1GG

• No onward chain • One double bedroom top floor apartment • Generous open plan living accommodation • Allocated parking space • Central location within close proximity of Gloucester Docks • Potential rental income of £725 pcm • EPC rating B81 • Gloucester City Council - Tax Band A (£1425.38 per annum) 2024/2025



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£140,000**

### Entrance Hallway

Spacious hallway, with secure intercom system, provides access to a built-in storage cupboard, bedroom, bathroom and the open plan living area.

### Lounge / Kitchen

Generous in size, the space offers convenient space for a lounge and dining area if required with double doors providing access to a balcony with ample space for seating. The kitchen itself boasts ample worktop and storage space with integrated appliances to include electric hob and oven.

### Bedroom

Double bedroom with window overlooking the front aspect.

### Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

### Outside

Located to the rear of the building, the property benefits from an allocated parking space.

### Location

Situated in the heart of the historical Gloucester City centre, within a short walk distance to the popular

Gloucester Quays development, this apartment provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

### Material Information

Tenure - Leasehold. Lease length of 250 years from 1st July 2014. Service charge of £911.24 per annum, insurance £424.06 per annum and ground rent of £72 per annum. All charges payable to the management company First Port and reviewed every 10 years with the next review in 2025. \*Information correct as of 20/1/24\*

Local authority and rates: Gloucester City Council - Tax Band A (£1425.38 per annum) 2024/2025

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

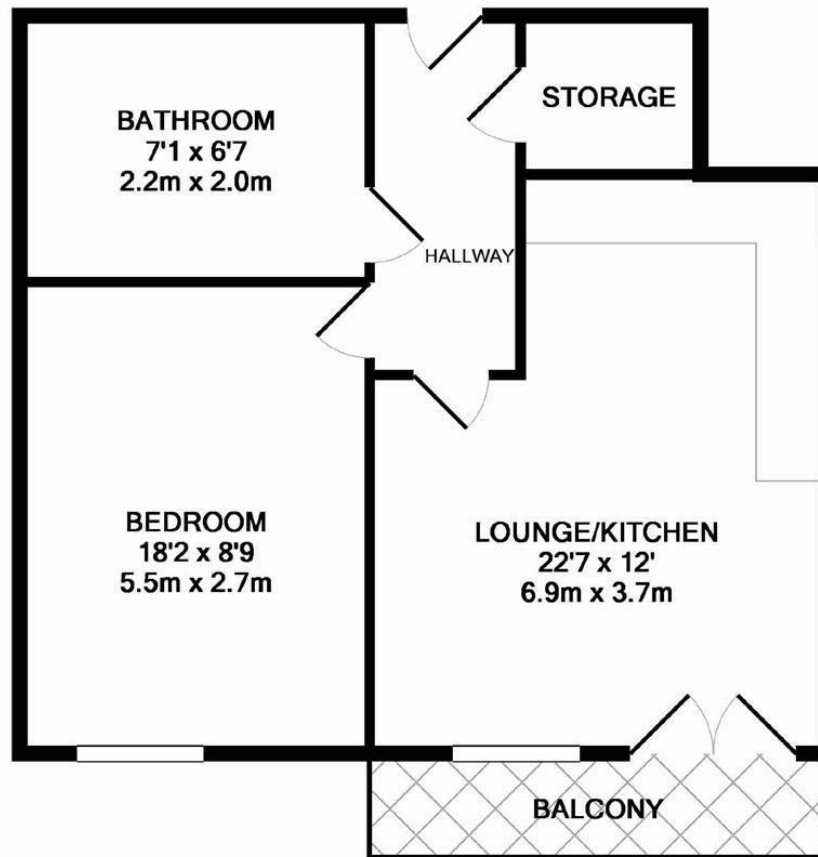
Heating: Electric

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: EE, Vodafone, O2







Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2018

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

