



**59 Friars Orchard, Friars Orchard GL1 1GE**  
**£205,000**



## 59 Friars Orchard, Friars Orchard GL1 1GE

• No onward chain • Two double bedroom apartment • Spacious open plan living accommodation • Immaculately presented throughout • Allocated parking space • Potential rental income of £950 pcm • EPC rating C78 • Gloucester City Council - Tax Band B (£1,588.49 per annum)

**£205,000**

### Entrance Hallway

Spacious hallway provides access to both bedrooms, bathroom, living area and utility cupboard benefitting from plumbing for an automatic washing machine as well as providing convenient storage space.

### Lounge / Kitchen

The open plan room boasts an abundance of natural light streaming into the room via the four Juliet balconies offering views towards Robinswood Hill in the distance. Generous in size, the room allows the flexibility for lounge and dining areas as well as the possibility of home office space if required. The kitchen area itself benefits from ample worktop and storage space alongside integrated hob, oven, fridge and freezer.

### Bedroom One

Double bedroom with Juliet balcony overlooking the side aspect and access to an en-suite shower room.

### En-Suite

Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

### Bedroom Two

Double bedroom with Juliet balcony overlooking the side aspect.

### Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment from the tap.

### Outside

The apartment is completed by an allocated parking space to the rear of the development and secure bike storage. The

building itself is accessed via fob entry system and lift access leading to the first floor where the apartment is located.

### Location

Situated in the heart of the historical Gloucester City centre, within a short walking 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

Council Tax Band: Tax Band B

Local Authority and Rates: Gloucester City Council; £1588.49 2023/2023

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: standard 16 Mbps, Superfast 80 Mbps.

Mobile phone coverage: Virgin Media & Openreach.

250 year lease from 1/7/14. Charges are as follows and all charges are payable to the management company First Port;

- Ground rent £86 per annum
- Nominal CIC ( Community Interest Company) ground rent £5 per annum
- Service charge £297.87 per quarter
- Estate service charge £75.59 per quarter
- Building insurance £287.22 per annum

\*Information correct as of 4/8/23\*



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

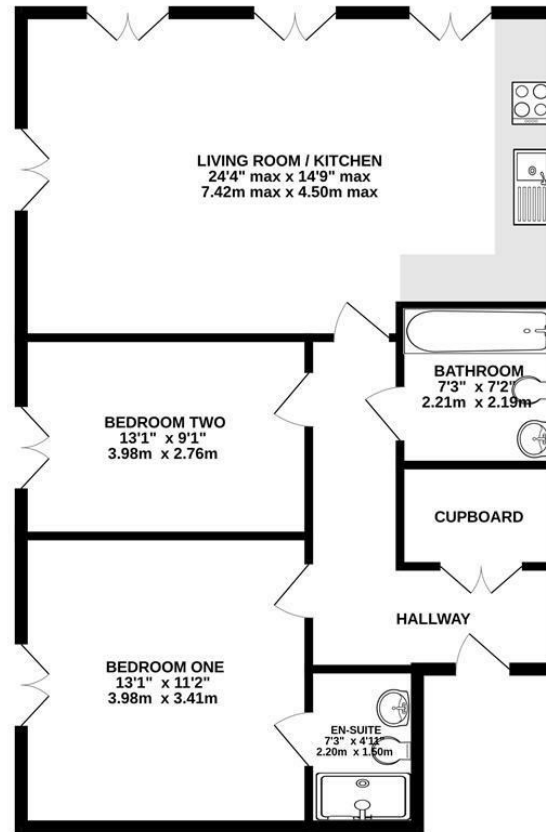
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GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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