



Friars Orchard, Gloucester GL1 1GE

£137,000



Friars Orchard, Gloucester GL1 1GE

• No onward chain • One double bedroom apartment • Spacious open plan kitchen & living accommodation with balcony • Stairwell & lift access within the building • Permit parking available • EPC Rating B81 • Gloucester City Council - Tax Band A (£1,361.56 per annum)

£137,000

Entrance Hallway

Spacious entrance hall, with secure intercom system, provides access to a storage cupboard with plumbing for a washing machine as well as the providing access to the bedroom, bathroom and living area.

Kitchen/Lounge

Generous in size, the open plan space allows for lounge area and possible dining area if required. French doors to the rear of the room open up to a convenient sized balcony. The kitchen area itself benefits from ample worktop and storage space along with Electric hob, oven and space for a freestanding fridge/freezer.

Bedroom

Spacious double bedroom with window and views.

Bathroom

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

Location

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

apartment provide 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.

Local Authority, Services & Tenure

Tenure: Leasehold

Local Authority and Rates: Gloucester City Council

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

Broadband speed: Standard 16Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Virgin Media, Openreach
Leasehold with 241 years remaining. Charges are as follows and all charges are payable to the management company First Port;

- Annual ground rent of £72.00
- Service charge of £827.82 per annum

Information correct as of 04/04/2024



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

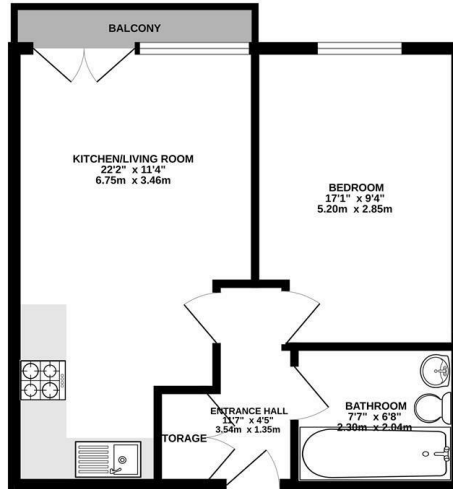
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, sections, sizes and any other details are approximate and no responsibility is taken for any error of omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual dimensions and quantities shown hereon shall be treated and no guarantee as to their suitability or efficiency can be given.
Made with Metron C1024

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.

