



Regent House, Gloucester GL1 3NW

£130,000



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• No onward chain • One double bedroom first floor apartment • Open plan living & kitchen accommodation • Allocated parking space • Current rental income of £675 pcm • EPC rating C75 • Gloucester City Council - Tax Band A (£1,425.38 per annum)

£130,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Hallway benefits from access to a built-in storage cupboard and airing cupboard. Access is also provided to the living area, bedroom and bathroom.

Living Room / Kitchen

The open plan space provides convenient space for a living area and dining area if required. The kitchen area provides ample worktop and storage space alongside integrated gas hob and electric oven. Plumbing for an automatic washing machine is also provided. Two windows overlook the front aspect of the property.

Bedroom

Double bedroom with window overlooking the rear aspect.

Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

Outside

Stair and lift facilities provide access to the apartment itself located on the first floor. Externally the property benefits from an allocated parking space within close proximity to the building.

Location

Within the heart of the historic City of Gloucester, close to the Royal Hospital, Regent House is ideally located for

easy access to the city alongside those looking commute through bus routes and the train station, housing a direct line to London Paddington. With a range of local amenities along London Road to include a general store, pub, surgeries and hairdressers whilst additional superstores can be located throughout the city alongside both primary and secondary schooling.

Material Information

Tenure: Leasehold property with 978 years remaining on the lease. Ground rent of £150 per annum is payable to Cambray Property Management whilst a service charge of £856.32 per annum is also payable to Cambray Property Management. All charges are reviewed every annually. (Information correct as of 03/05/24).

Local authority and rates: Gloucester City Council - Tax Band A (£1,425.38 per annum).

Electricity supply: Mains

Gas supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Basic 11 Mbps, Superfast 36 Mbps - Highest available download speed.

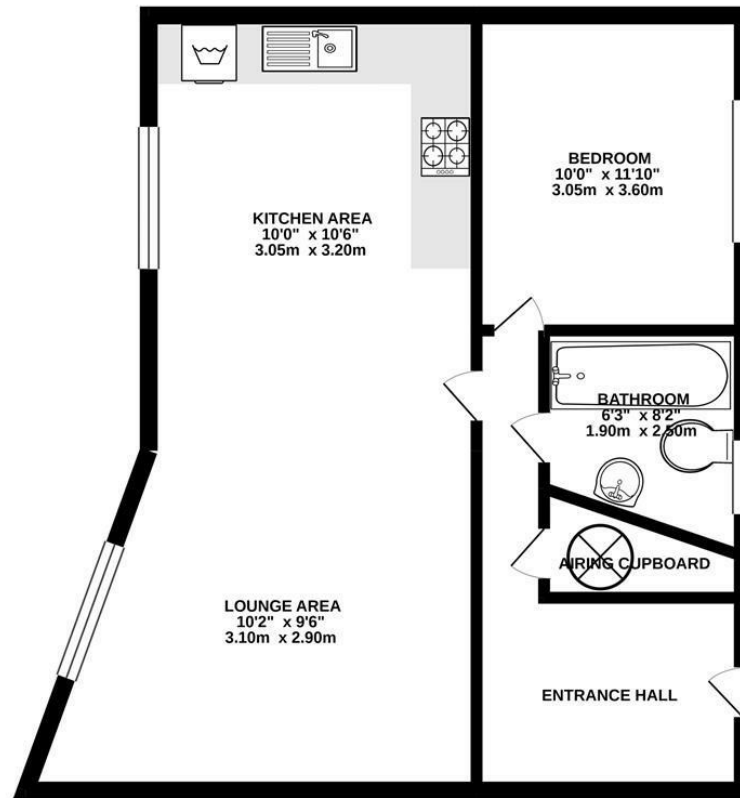
Mobile phone coverage: EE, Vodafone, Three, O2.

Agents Note

Please note the marketing photos were taken prior to the current tenants occupying the apartment.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 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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