



Brunswick Square, Brunswick Square GL1 1UN
Offers Over £225,000



Brunswick Square, Brunswick Square GL1 1UN

- Three bedroom top floor penthouse style apartment
- No onward chain
- Luxury bathroom with twin rain head showers and separate bath
- Generous open plan kitchen and living area
- Potential rental income of £950 pcm
- EPC rating D60
- Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Offers Over £225,000

Entrance Hallway

Hallway with secure intercom system provides access to all three bedrooms, bathroom, kitchen and lounge.

Kitchen

The well present modern grey matt kitchen with attractive wooden counter worktop offers ample storage space, wine rack, space for appliances aswell as an integrated five ring hob and oven which looks through to the living area providing an open plan entertaining space.

Lounge

The living accommodation provides a flexible living dining space to suit couples and professionals seeking contemporary living. Window overlooks the rear aspect whilst a velux window overlooks the front aspect.

Bedroom One

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

Bedroom Two

Bedroom with storage space built-in to the eaves and velux window to the front aspect.

Bedroom Three

Bedroom with storage space built-in to the eaves and velux window to the front aspect.

Bathroom

Immaculately finished fully tiled bathroom, offering w.c, wash hand basin, bath and separate double shower cubicle with twin rain shower heads. Velux window to the front aspect provides light into the room.

Outside

Parking for one is found to the rear of the property on a first come first served basis alongside a small communal garden. Additional council permit parking can be located in Brunswick Square, alongside access to the private residence central square park which provides a pleasant area to enjoy with mature shrubs and well appointed borders.

Location

Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

Material Information

Tenure: Leasehold - Estimated charge of circa £1000 to £1200 per year to include ground rent and service charge, management company and 120 years remaining on the lease.

Information correct as of 20/4/23

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

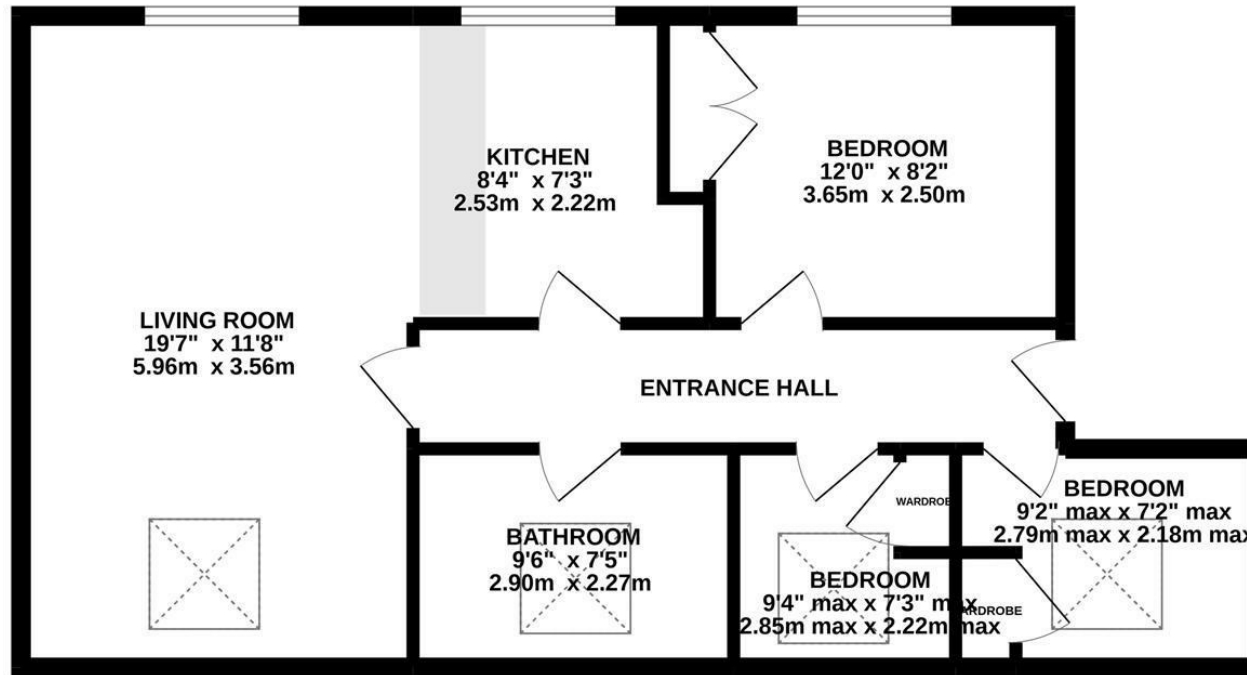
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps,

Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: Three, 02



GROUND FLOOR



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.
Made with Metropix ©2022

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.

