



Oakbank House, Tuffley GL4 0AZ
£270,000



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- No onward chain
- Stunning two bedroom ground floor flat
- Panoramic views across the city of Gloucester
- Highly desirable Oakbank House set in expansive grounds
- Lounge, with bay window, seating area and stone fireplace
- Large dry basement with a multitude of uses
- Single garage with one allocated parking space
- EPC Rating D56
- Gloucester City Council - Tax Band B (£1662.93 per annum 2024/2025)

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

£270,000

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Entrance Hallway

The generous communal entrance hall of Oakbank House leads to where the apartment is located on the ground floor opposite the main entrance door. This apartment also benefits from its own internally accessed basement area providing generous additional accommodation (utility/storage area and additional living space).

Kitchen

Well presented kitchen that also benefits from the far-reaching panoramic views, has a wide range of fitted cupboards and drawers with integrated appliances to include double oven and hob. Freestanding fridge/freezer will also be included within the sale.

Living Room

A generous sized lounge with a stone fireplace and bay window with seating area offering panoramic views across the city of Gloucester.

Shower Room

Immaculately presented half tiled bathroom to include hand basin, W.C and walk in shower.

Bedroom One

Spacious double bedroom with bay window, fitted wardrobes and airing cupboard space. The room offers far reaching countryside views across to the City.

Bedroom Two

Single bedroom/study with built in wardrobe, window overlooking the front aspect.

W.C

White suite cloakroom comprising of w.c and wash hand basin. Freestanding washing machine is located and will be included within the sale.

Outside

Externally the property benefits from a single garage, with lighting and power, alongside an allocated parking space directly in front. The large communal gardens offer lawns and wildlife areas with views stretching across the city and beyond to provide a pleasant and peaceful position. The property is completed with the benefits of a cellar, accessed externally of the apartment, offering a dry storage space.

Location

Touching Robinswood Hill the sought after location of Oakbank House is ideal for working professionals and those looking for a quieter paced lifestyle. Ideally located as a main travel link to both Stroud, Cheltenham, Bristol and the city centre, public transport, various amenities include doctors surgery, shops, public houses and playgrounds complete the established suburb which in turn also benefits from the Country Park of Robinswood Hill adjoining the property.

Material Information

Tenure: This property is leasehold with a lease length of 999 years from June 1981 that includes a sixth share in the freehold of the property that is Oakbank House and an eighth share of the freehold of the grounds. Maintenance contributions for the property are currently £1,920.00 per annum, £160.00 per calendar month which includes the ground rent of £50.00 per annum. These contributions cover the shared costs for the annual buildings' insurance, grounds maintenance, electricity, regular annual building maintenance items and the administrative obligations that must be met on behalf of the Association and Company.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,662.93 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

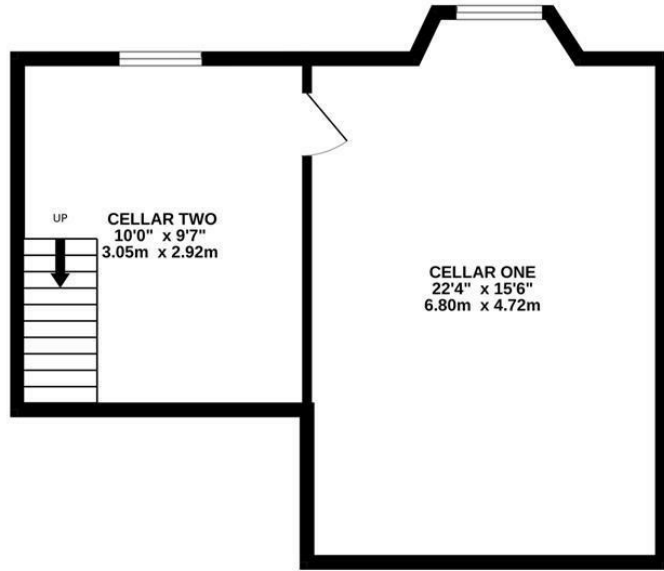
Mobile phone coverage: EE, O2, Vodafone, Three - Limited

Agent Note

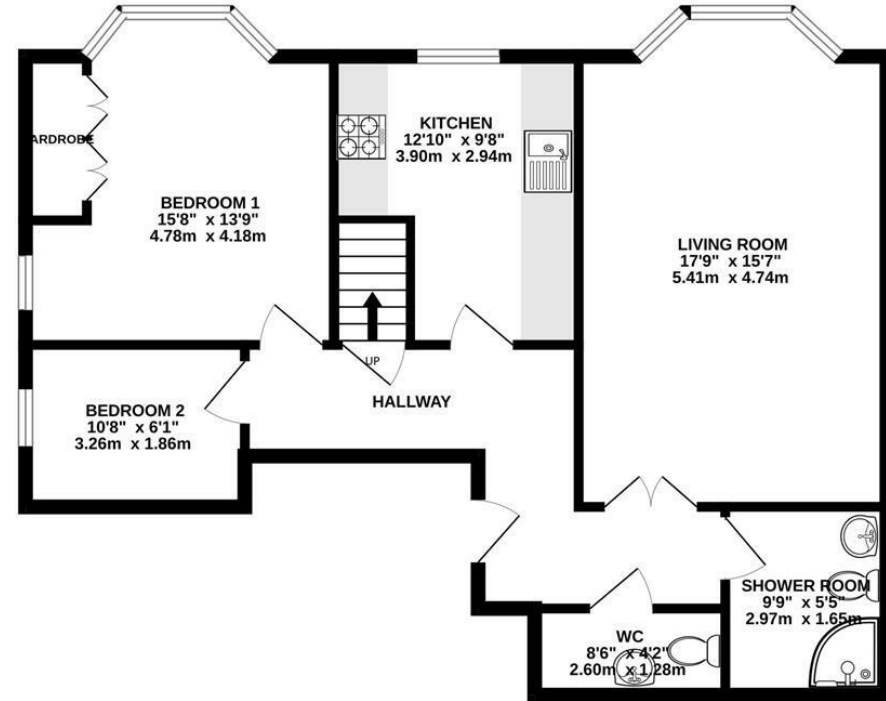
Please note that due to the lease for this property and the other five apartments that are situated in Oakbank House there is a restriction of NO pets here.



BASEMENT
459 sq.ft. (42.6 sq.m.) approx.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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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.

Energy Efficiency Rating		Current	Potential
192 (100%)	A		
161 (84%)	B		
129 (60%)	C		
105 (49%)	D		
82 (38%)	E		
55 (26%)	F		
29 (14%)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



