



**Chesmann Court, Gloucester GL1 3LY**

**£185,000**



## Chesmann Court, Gloucester GL1 3LY

• No onward chain • Well presented over 55's first floor maisonette • Two double bedrooms • Generous sized living room with balcony • Communal parking & single garage • Communal gardens • EPC rating C74 • Gloucester City Council - Tax Band B (£1,662.93 per annum)

**£185,000**



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

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### Entrance Hallway

Enter the property to the ground floor with stairwell leading to the spacious landing area of the property. The light and airy hallway benefits from a window facing to the side aspect and two storage cupboards. Access is provided to both bedrooms, kitchen, lounge and bathroom.

### Kitchen

Fitted kitchen boasting ample worktop and storage space along with integrated appliances to include gas hob, electric oven, fridge and freezer. Window overlooks the rear aspect.

### Living Room

Spacious living room with convenient space for a dining area if required, door provides access out onto a private balcony area offering views over Estcourt Road.

### Bedroom One

Double bedroom with window overlooking the front aspect and built-in double wardrobe.

### Bedroom Two

Bedroom with window overlooking the front aspect and storage cupboard.

### Bathroom

Fully tiled white suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin, storage cupboard and window with frosted glass overlooking the side aspect.

### Outside

Located to the front, the property benefits from lawned communal gardens. The property further benefits from a single garage with power and communal parking for residents only.

### Location

The characterful and favoured residential setting of Kingsholm is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol. Whilst the heart of the suburb provides the home to the Premiership Rugby ground which holds various events throughout the year.

### Material Information

Tenure: Leasehold property with 993 years remaining on the lease. Service charges total £800.00 per annum paid quarterly. All charges payable to the management company Young & Gilling Ltd. \*Information correct as of 11/10/24\*.

Local authority and rates: Gloucester City Council - Tax Band B (£1,662.93 per annum).

Electricity supply: Mains

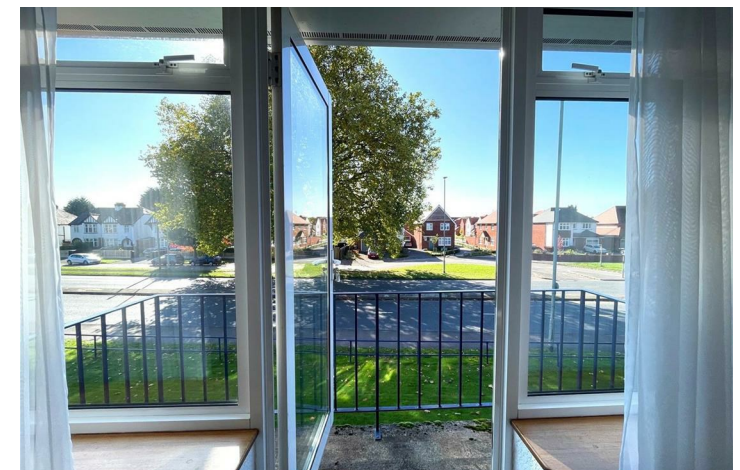
Water supply: Mains

Sewerage: Mains

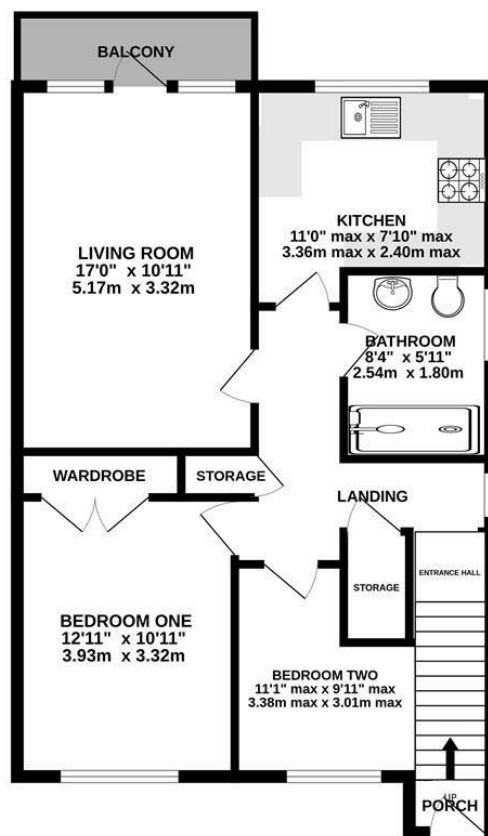
Heating: Gas

Broadband speed: Basic 6 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

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



FIRST 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.  
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