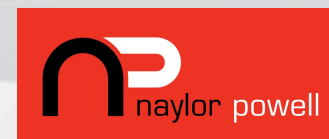




Fitzalan House, Gloucester GL1 1LW
£155,000



Fitzalan House, Gloucester GL1 1LW

• No onward chain • Two double bedroom apartment • Secure allocated parking • Potential rental income of £950 per calendar month • Close proximity to Gloucester City Centre & Gloucester Docks • EPC Rating C74 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

£155,000

01452 398010
docks@naylorpowell.com
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Entrance Hallway

Entering into the well presented and generous communal entrance which is accessed via a secure entrance and intercom system. Entrance hall providing access to the kitchen/living room, both bedrooms and bathroom.

Kitchen/Living Area

large open plan kitchen and living area providing convenient space for home office or dining area. The kitchen itself benefits from integrated appliances to include fridge, freezer, hob and oven alongside plumbing for an automatic washing machine. Large windows continue throughout the apartment allowing an abundance of natural light into the apartment.

Bedroom One

Double bedroom with velux window overlooking the front aspect of the building providing access to the en-suite.

En-Suite

En-suite shower room benefitting from a w.c, wash hand basin and walk-in shower cubicle.

Bedroom Two

Double bedroom with velux window overlooking the front aspect of the building.

Bathroom

Modern fitted bathroom, offering bath with shower over, wash hand basin and w.c.

Outside

Secured by gated access, the apartment benefits from an allocated parking space to the rear of the building.

Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Fitzalan House provides 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.

Material Information

Tenure: Leasehold - Managed by Peak Limited with a lease length of 123 years from 2018, Service charge of approximately £1635.40 alongside a ground rent of approximately £250 per annum .

**Information correct as of 20/01/2023

Council tax band: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

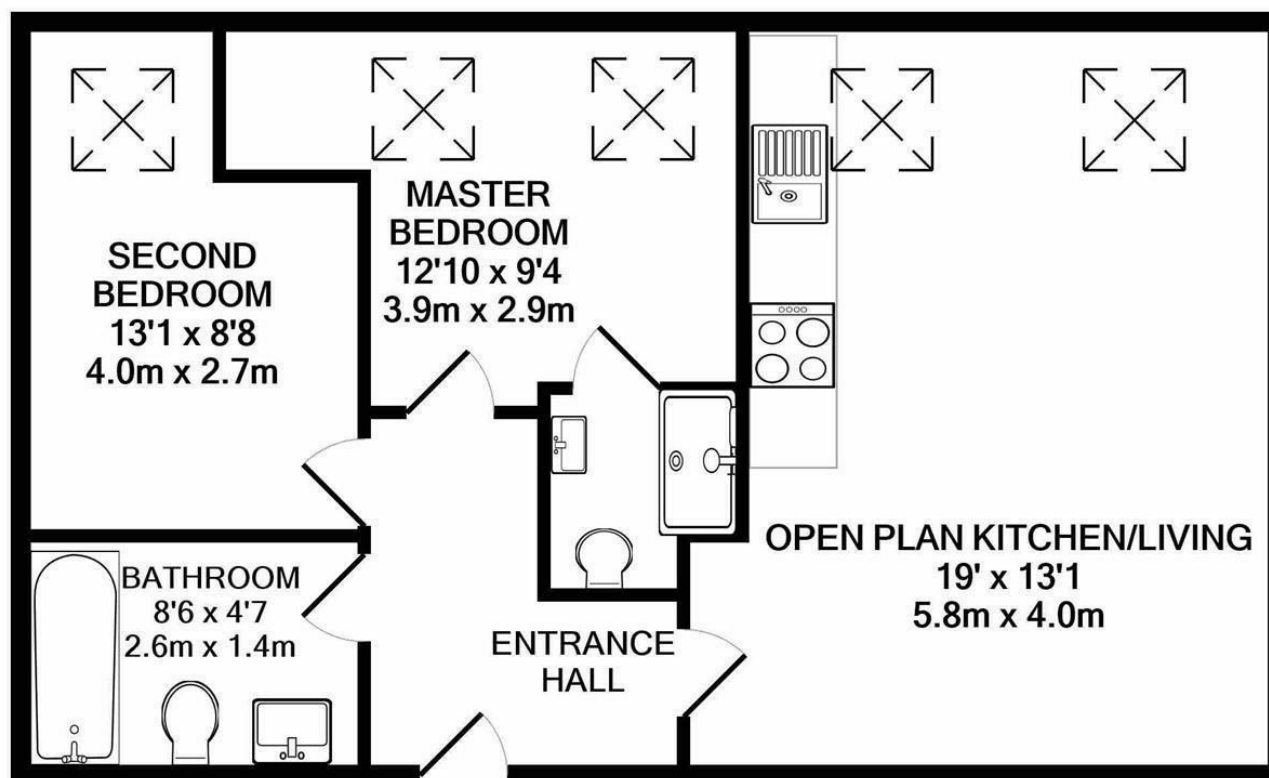
Heating: Gas Central Heating

Broadband speed: Basic 19Mbps, Ultrafast 1000 Mbps-

Highest available download speed

Mobile phone coverage: O2





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

