



Montpellier Mews, Gloucester GL1 1LF

£155,000



Montpellier Mews, Gloucester GL1 1LF

• Characterful & charming one double bedroom maisonette • No onward chain • Immaculately presented throughout • Versatile & flexible living accommodation provided • Communal parking area for the residents • Potential rental income of £995 pcm • EPC rating C76 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

£155,000



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Entrance Hallway

Spacious hallway, with built-in storage space, provides access to the kitchen, shower room, living room and stairwell leading to the further accommodation below.

Living Room

Currently used as an office and double bedroom, this room features a large sash window overlooking the rear aspect, allowing an abundance of natural light into the property.

Kitchen

Galley style kitchen benefits from ample worktop and storage space with plumbing for an automatic washing machine below alongside space for further free standing appliances. Window overlooks the front aspect.

Shower Room

Modern fully tiled shower room comprises w.c., wash hand basin with storage below, heated towel rail and shower area.

Hallway

Hallway provides access to a double bedroom and cinema room.

Bedroom

Double bedroom with window overlooking the front aspect and access provided to a built-in storage cupboard located beneath the stairwell.

Cinema Room

This spacious area is currently set up as a cinema room, offering a cosy feel and excellent potential for entertainment. Convenient built-in storage is provided within the room.

Outside

The maisonette is accessed to the rear of the building with a gated area leading to the property. Opposite the front of the property itself, a courtyard garden is located which has been frequently used by the residents.

Location

Montpellier Mews is set within a leafy and private location where Georgian architecture is prevalent throughout the area. Approximately quarter of a mile from the historic city centre, Gloucester offers various amenities, shopping and transport facilities, including a direct train line to London Paddington. The Gloucester Quays development, a short walking distance from the property, offers a range of restaurants, cinema and bars only half a mile away. Access to an open green space at Gloucester Park is a stone's throw away ideal for those seeking a quiet spot within a conveniently central location.

Material Information

Tenure: Leasehold - 999 year lease from 1/1/2002 with 976 years remaining. Service charge of approximately £916.45 per annum includes building insurance and general maintenance of the communal area and grounds. An annual ground rent of £126.95 is also payable. All costs payable to the management company Complete Property Group *Information correct as of 28/05/2025*

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

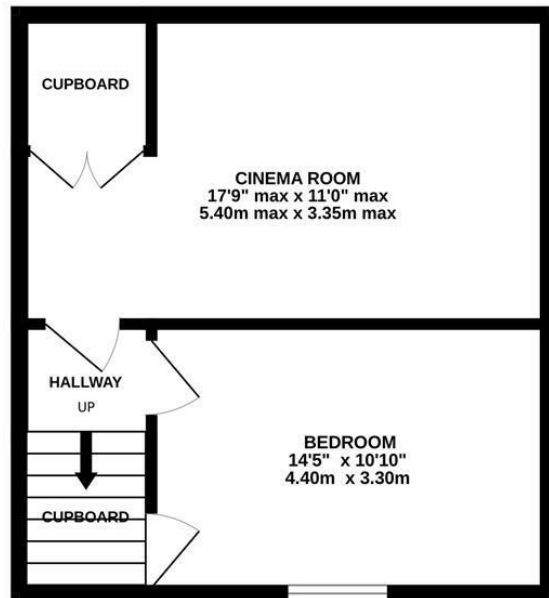
Heating: Gas Central Heating

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps - Highest available download speed

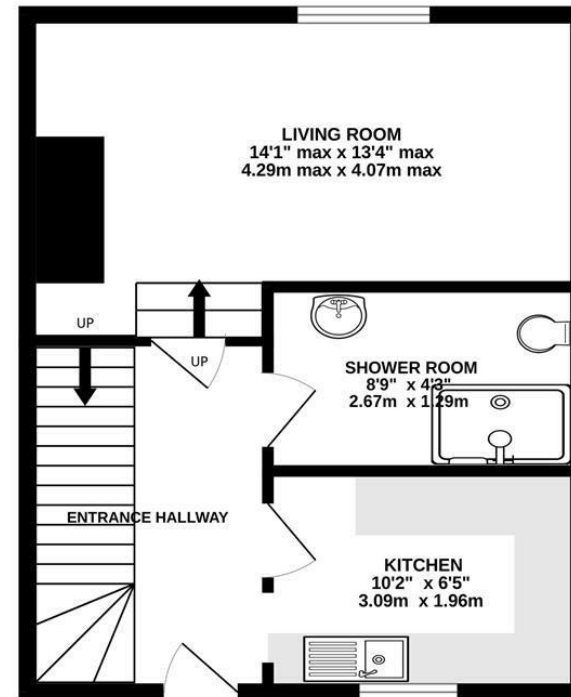
Mobile phone coverage: EE, Vodafone, Three, O2.



BASEMENT



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.
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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.

