



**Flat 5 6 Brunswick Square, Gloucester GL1 1UG**  
**£175,000**

**NP** naylor powell

# Flat 5 6 Brunswick Square, Gloucester GL1 1UG

- No onward chain
- Two bedroom duplex apartment
- Character features throughout
- Envious views across Brunswick Square gardens
- Situated in the popular area of Brunswick Square
- EPC rating D58
- Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026
- Potential rental income of £895 pcm

**£175,000**

## Entrance Hall

Hallway, with secure intercom entry system, provides access to the kitchen, bathroom, bedroom and living room.

## Kitchen

Modern kitchen with space for dining room table if desired.

## Living Room

Light and airy living room with feature fireplace provides character to the room with sash window overlooking Brunswick gardens

## Master Bedroom

Double room with en-suite and wardrobe space.

## En-suite

en-suite comprising w.c, wash hand basin and shower.

## Second Bedroom

double bedroom which could also be utilised as a single bedroom with home office space.

## Bathroom

white suite comprising w.c, wash hand basin and bath with shower overhead.

## Outside

To the front of the property is on-street permit parking, for which permits can be purchased through the Gloucestershire council website. Situated in the middle of Brunswick Square, the pleasant and well-maintained garden is available for the exclusive use of residents only.

## Location

Tucked away in the quiet location of Brunswick Square is this characterful apartment. Approximately a 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, a cinema, and bars only a short walk away.

## Material Information

Tenure: The property is currently freehold, and the owner is in the process of creating a lease for each apartment to accompany the sale. Each apartment will own a share of the freehold. More details to follow.

\*Information correct as of 08/07/25\*

Grade II listed

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



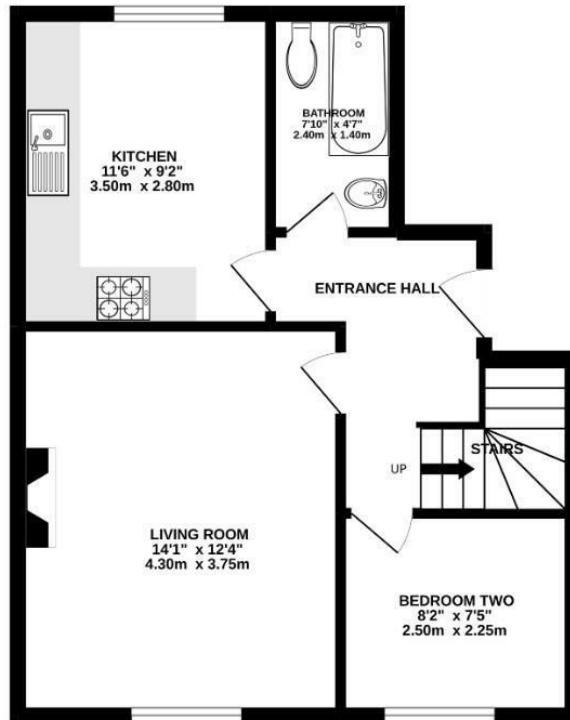
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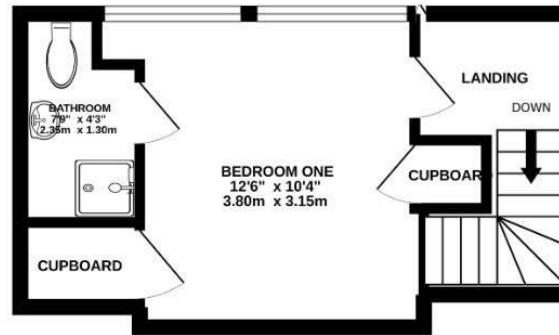
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2ND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOP FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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
Very energy efficient - lower running costs			
(0-10)	A		
(11-19)	B		
(20-40)	C		
(41-60)	D		
(61-80)	E		
(81-100)	F		
(101-120)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

