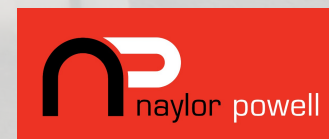




Brunswick Square, Gloucester GL1 1UG
£120,000



Brunswick Square, Gloucester GL1 1UG

• No onward chain • Stylish one bedroom apartment • Positioned within the leafy setting of Brunswick Square • Close proximity of the City Centre & Historic Gloucester Docks • Potential rental income of £725 pcm • EPC rating C71 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

£120,000

Entrance Hallway

Hallway with tiled flooring provides access to the living room, bedroom and bathroom.

Living Room / Kitchen

The open plan room provides suitable living space whilst the modern Howdens kitchen with integrated hob, oven, washing machine, fridge and freezer.

Bedroom

Double bedroom with window overlooking the rear aspect.

Shower Room

Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

Outside

The property benefits from resident access into the private gardens situated in the centre of Brunswick Square itself. Code access is provided to residents of the square to allow them the freedom of use for the mature gardens.

Location

Tucked away in the corner of Brunswick Square, Brunswick Court overlooks the square gardens with residential permit parking surrounding. A short quarter of the mile from the City Centre Gloucester

offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

Material Information

Tenure: Leasehold - 999 year lease from 11/8/2013. Share of the freehold managed by Brunswick Court Management (Gloucester) Ltd. Service charges are payable at £600 per annum paid in monthly instalments of £50. *Information correct as of 07/05/2025*

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

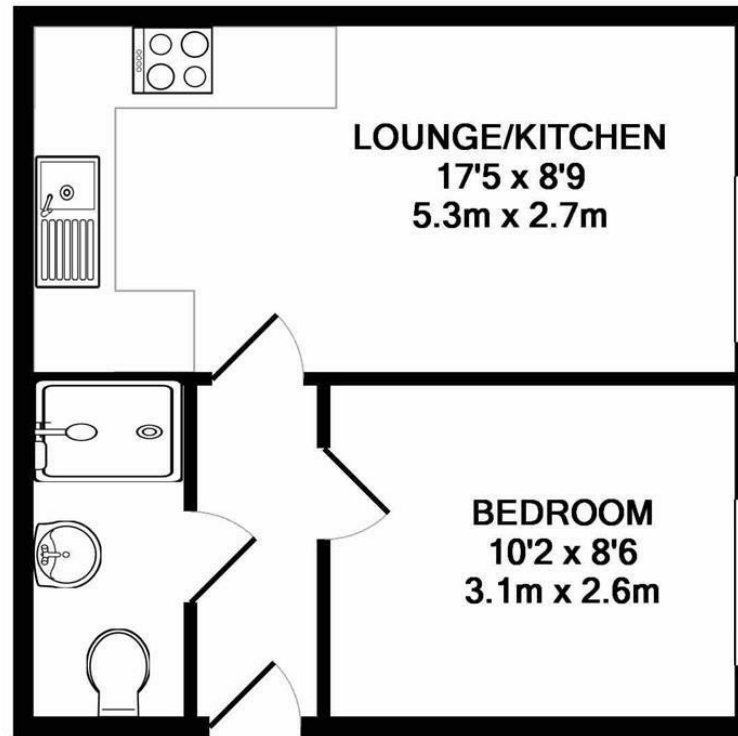
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed

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

Agents Note

Please note, the marketing photos were taken prior to the current tenant moving in to the property.





TOTAL APPROX. FLOOR AREA 299 SQ.FT. (27.8 SQ.M.)

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

Made with Metropix ©2019

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

