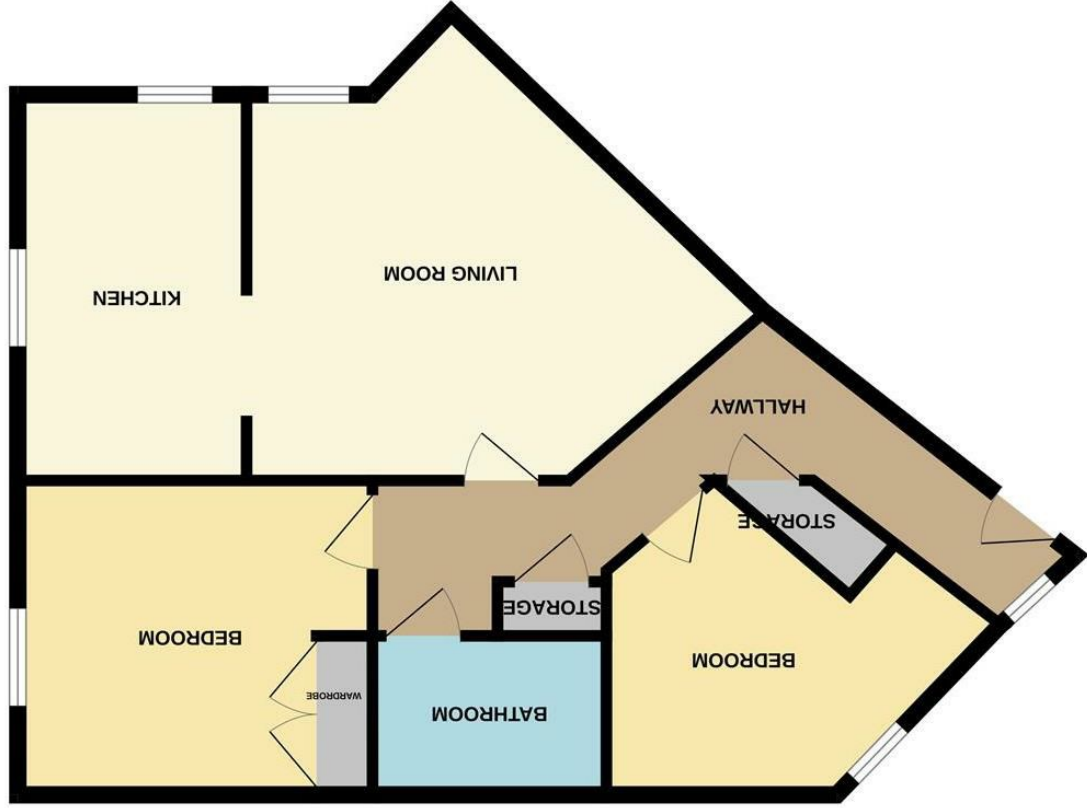


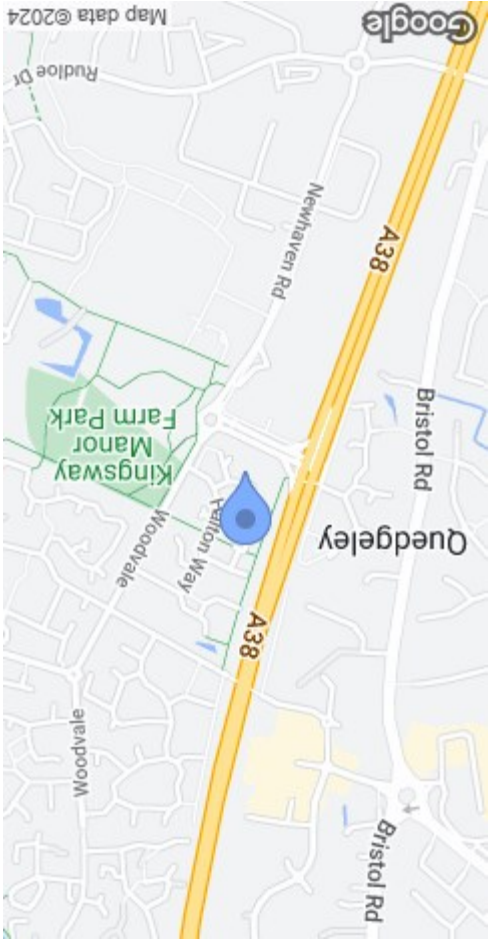


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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 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 Metropia ©2024



England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



37 Shawbury Avenue  
 Kingsway, Gloucester GL2 2BD



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



## £150,000

Chain free and spacious two double bedroom first floor apartment with allocated off road parking that was built in 2006 situated in a convenient location close to local amenities.

Accommodation comprises hallway with intercom system and storage cupboards, spacious lounge that opens via an archway into the fitted kitchen which overlooks the surrounding area, two double bedrooms with fitted wardrobes and the bathroom with a white suite.

Outside you have communal gardens and allocated off road parking.

Kingsway Village is a growing suburb located three miles south of the City of Gloucester, adjacent to the suburbs of Quedgeley and Tuffley. In 1535, Henry VIII and Anne Boleyn visited the parish of Quedgeley and were met by representatives of the city of Gloucester. Around this time in the Middle Ages, the main road through the parish was known as "The King's Way".

Kingsway is built upon the old RAF Quedgeley site and the development of the site was started in 2006 by several housing developers.

For those with green fingers, the Kingsway Allotment Association was set up in 2003. The popular and attractive allotment site is self-managed on a voluntary basis by the Kingsway Allotment Association under an agreement held with Cheshire West and Chester Council. Although the Allotment site is owned by Cheshire West and Chester Council, the land is leased to the Kingsway Allotment Association in order to manage the site for the benefit of plot holders.

The village now has two primary schools which are Kingsway Primary School and Waterwells Primary Academy. There is an array of local amenities to include various retailers, a choice of supermarkets, a gym, doctor's surgery, a community centre and two pubs great for families, The Rose Tree and The Barn Owl. Further to this there is a regular bus service and the M5 is within easy reach with both Northbound and Southbound access.



Front door leads into:

### ENTRANCE HALLWAY

Two single radiators, two built in storage cupboards, telephone point, intercom system, upvc double glazed Georgian style window to rear elevation.

### LOUNGE

18'3 x 16'4 max (5.56m x 4.98m max)

Two single radiators, tv point, telephone point, upvc double glazed Georgian style window to front elevation overlooking the surrounding area, archway through to:

### KITCHEN

12'3 x 7'8 (3.73m x 2.34m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a chrome mixer tap, built in electric oven, hob and extractor hood, plumbing for automatic washing machine, space for a fridge/freezer, double radiator, wall mounted gas fired combination boiler, upvc double glazed Georgian style windows to front and side elevations overlooking the surrounding area.

### BEDROOM 1

12' x 11'2 max (3.66m x 3.40m max)

Double built in wardrobe, double radiator, telephone point, upvc double glazed Georgian style window to side elevation overlooking the surrounding area.

### BEDROOM 2

13'2 x 9'5 max (4.01m x 2.87m max)

Built in wardrobe, double radiator, telephone point, upvc double glazed Georgian style window to rear elevation overlooking the surrounding area.

### BATHROOM

7'9 x 5'3 (2.36m x 1.60m)

White suite comprising panelled bath with shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, extractor fan.

### OUTSIDE

There are communal gardens and an allocated off road parking space (No 113).

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

### TENURE

Leasehold.

### LEASE

133 Years Remaining.

### GROUND RENT

£134.26 Per Annum.

### MAINTENANCE CHARGES

£1,349.13 Per Annum.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

On reaching Kingsway proceed towards the roundabout taking the first exit off into Woodvale. Proceed along here turning first left into Halton Way then first left again into Shawbury Avenue where the property can be located.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).