

£115,000

Chain free very well presented leasehold one bedroom ground floor apartment for the over 60's situated in a desirable location with lovely communal gardens on the ever popular Denmark Road.

Accommodation comprises communal entrance area, hallway, 16ft lounge, fitted kitchen with built in appliances, 16ft bedroom, shower room, communal residents lounge and the laundry room.

Outside at the front and rear of the property you have beautiful well maintained communal gardens and residents parking.

Kingsholm benefits from a pharmacy, doctors surgery and a choice of pubs. There are also convenience stores.

Kingsholm Stadium is a rugby union stadium located in the Kingsholm area of Gloucester and is the home stadium of Gloucester Rugby. The stadium has a capacity of 16,115.

Kingsholm regularly hosts pop concerts, generally when the season has ended. The stadium has hosted acts ranging from Tom Jones, McFly, Ronan Keating and The Wanted. It has also hosted names such as Madness, Elton John, Jess Glynne and Lionel Richie and Little Mix.



Front door leads into:

ENTRANCE HALLWAY

Coved ceiling, built in storage cupboard with the hot water cylinder.

LOUNGE/DINER

16'9 x 10'5 max (5.11m x 3.18m max)

Wall mounted electric heater, tv point, coved ceiling, upvc double glazed door and window to rear elevation overlooking the communal garden.

KITCHEN

8' x 7'6 (2.44m x 2.29m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, built in ceramic hob, electric oven, fridge and freezer, wall mounted electric heater, coved ceiling, upvc double glazed window to rear elevation overlooking the communal gardens.

BEDROOM 1

16'8 x 9'2 max (5.08m x 2.79m max)

Double built in wardrobe, telephone point, coved ceiling, wall mounted electric heater, upvc double glazed window to rear elevation overlooking the communal garden.

SHOWER ROOM

6'8 x 5'7 (2.03m x 1.70m)

Double shower enclosure and unit, low level w.c., wash hand basin with a cupboard below, shaver point and light, coved ceiling, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

There are beautiful well maintained communal gardens and residents parking.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Leashold.

LEASE

125 Years from 2009.

GROUND RENT

£860.98 Per Annum.

MAINTENANCE CHARGES

£2,415.80 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

From Kingsholm Road turn right into Denmark Road passing Lansdown Road where the property can be found just after Heathville Road on the left hand side.

PROPERTY SURVEYS

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