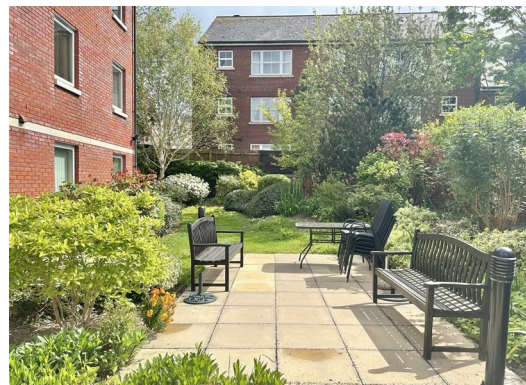




STEVE GOOCH
ESTATE AGENTS | EST 1985



Flat 5, Cathedral Court London Road Gloucester GL1 3QE



27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | Gloucester@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys



£80,000

EPC rating

Ground floor one bedroom over 60's retirement apartment. It is located in the popular Cathedral Court which was built in 2006 having a very pleasant outlook to the front aspect and is offered with no onward chain.

The accommodation comprises entrance hall, lounge/diner, fitted kitchen, one bedroom and a shower room.

Additional benefits include a communal lounge, laundry room, communal garden, visitor parking and has an Appello 24/7 hour careline. There is also a guest suite available at £35.00 for two guests a night.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

Wooden door leads into:

ENTRANCE HALL

Various doors leading off, storage cupboard.

LOUNGE/DINER 23'3" x 10'5" (7.1m x 3.2m)

Ornate fireplace with an electric coal effect fire, electric wall mounted heater, power points, Appello 24 hour careline pull cord, wooden part glazed patio doors onto a small patio and having a pleasant outlook over the front aspect, double wooden glazed doors lead into:

KITCHEN 7'6" x 7'2" (2.3m x 2.2m)

A range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer with a mixer tap over, electric oven, electric hob, extractor hood, integral fridge, tiled splashbacks, wooden double glazed window having a pleasant outlook to the front aspect.

BEDROOM 1 11'9" x 9'2" (3.6m x 2.8m)

Built in wardrobes with mirror fronted doors, electric heater, power points, Appello 24 hour careline pull cord, wooden double glazed window to front aspect.

SHOWER ROOM

White suite comprising wash hand basin with a vanity unit below, close coupled w.c., fully tiled double shower cubicle, fully tiled walls, extractor fan.

OUTSIDE

There is a communal garden and visitor parking.

SERVICES

Mains water, electricity 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

125 Years from 2006.

MAINTENANCE CHARGES

£3,491.78 Per Annum.

GROUND RENT

£395.00 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

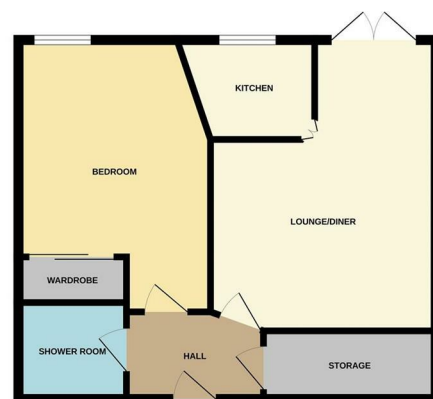
From Barnwood Road proceed onto London Road and go straight over the traffic lights where Cathedral Court can be found on the right hand side.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



We warrant every statement has been made to ensure the accuracy of the particulars contained here. Measurements of areas shown are made to the best of our knowledge and are approximate. Plans are for illustrative purposes only. The actual contents and specifications shown have not been tested and no guarantee is made. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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.

