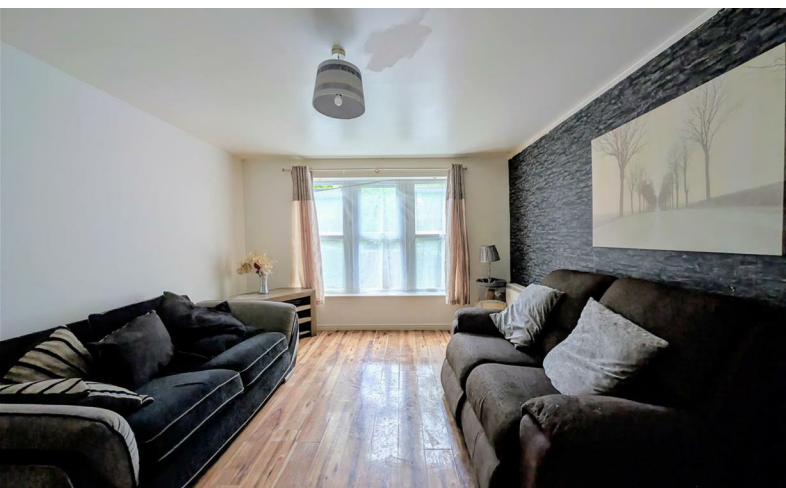




STEVE GOOCH
ESTATE AGENTS | EST 1985



9 Bishops Castle Way Gloucester GL1 4DP



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

Residential Sales | Residential Lettings | Auctions | Surveys



£117,500

EPC rating D

Chain free two double bedroom ground floor apartment that would benefit from cosmetic work to reach its full potential with allocated off road parking.

Accommodation comprises hallway, lounge, kitchen, bedroom one, bedroom two and the bathroom.

Outside of the property you have communal gardens and allocated off road parking for one vehicle.

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.

Side entrance door leads into:

ENTRANCE HALLWAY

Storage heater, airing cupboard with a hot water cylinder.

LOUNGE 14'8 x 11'8 (4.47m x 3.56m)

Laminate flooring, storage heater, tv point, upvc double glazed window to rear elevation.

KITCHEN 9'7 x 6'1 (2.92m x 1.85m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, extractor hood, space for fridge/freezer, upvc double glazed window to front elevation.

BEDROOM 1 10'9 x 10'2 (3.28m x 3.10m)

Wall mounted panel heater, upvc double glazed window to rear elevation.

BEDROOM 2 10'1 x 9'4 max (3.07m x 2.84m max)

Laminate flooring, electric panel heater, upvc double glazed window to front elevation.

BATHROOM 6'4 x 6' (1.93m x 1.83m)

Bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, wall mounted electric heater, upvc double glazed window to front elevation.

OUTSIDE

There are communal gardens and an allocated car park space at the rear.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

TENURE

Leasehold.

LEASE

999 Years from 1st January 2000.

GROUND RENT

£120.00 Per Annum.

SERVICE CHARGE

£1,260.00 Per Annum.

VIEWING

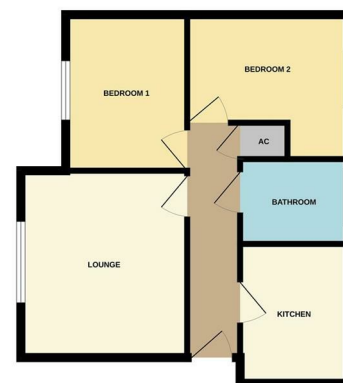
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Painswick Road roundabout take Painswick Road towards the city centre and proceed along into Barton Street. Go underneath the bridge and then turn right where signposted into Hatfield Road and proceed to the end and turn right then right again into Bishops Castle Way 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).



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of which are given, and the floor plan, they 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.

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.

