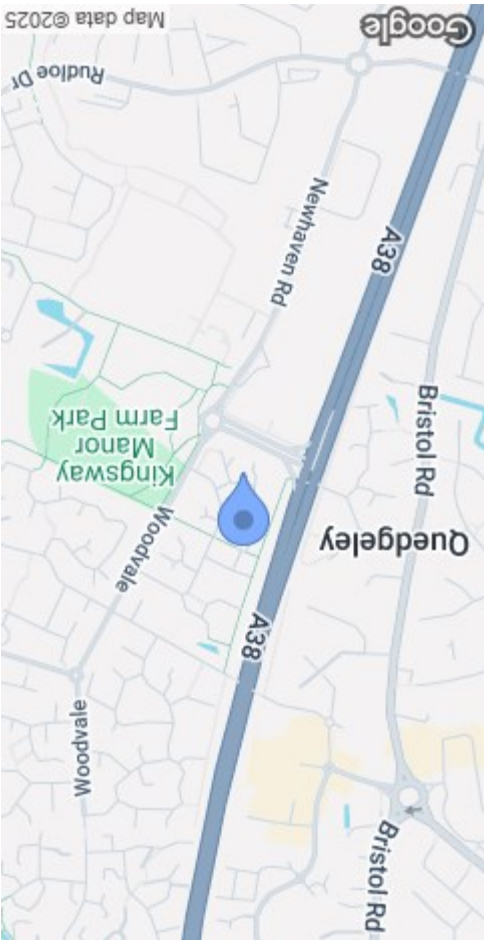


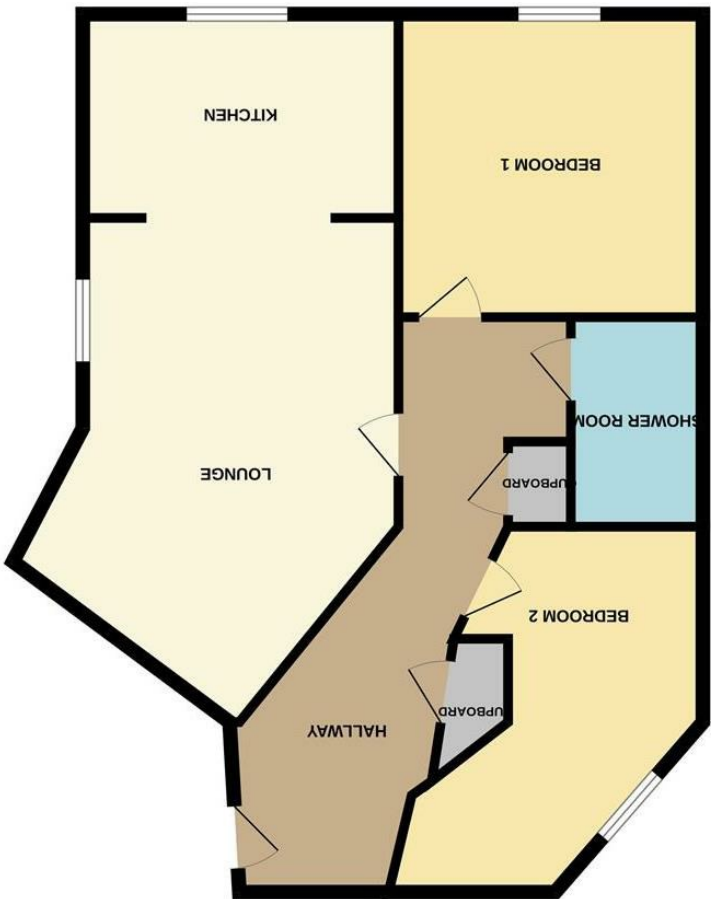
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	
Current	84
Minimum	74
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28) Poor energy efficiency - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	C
Minimum	D
Environmental Impact (CO ₂) Rating Legend	
A (1-10) Very low CO ₂ emissions	
B (11-20)	
C (21-30)	
D (31-40)	
E (41-50)	
F (51-60)	
G (61-70) High CO ₂ emissions	
EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other areas 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 Mapbox ©2025



25 Shawbury Avenue
Kingsway, Gloucester GL2 2BD

£140,000

Spacious two double bedroom first floor leasehold apartment with a re-fitted kitchen, gas fired central heating and allocated off road parking that was built in 2006 situated in a convenient location close to local amenities.

Accommodation comprises hallway with an intercom system and storage cupboards, spacious lounge/diner that opens into the fitted kitchen which overlooks the surrounding area, two double bedrooms and the shower room.

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 plotholders. 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, intercom system, upvc double glazed Georgian style window to rear elevation.

OPEN PLAN LIVING/DINING SPACE

18'8 x 16' max (5.69m x 4.88m max)

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

RE-FITTED KITCHEN

12'4 x 7'7 (3.76m x 2.31m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine, space for fridge/freezer, laminate flooring, double radiator, upvc double glazed Georgian style windows to side and rear elevations.

BEDROOM 1

12'1 x 11'2 (3.68m x 3.40m)

Double radiator, telephone point, upvc double glazed Georgian style window to side elevation.

BEDROOM 2

13'2 x 9'1 max (4.01m x 2.77m max)

Double radiator, upvc double glazed Georgian style window to rear elevation.

SHOWER ROOM

8' x 5'3 (2.44m x 1.60m)

Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, partially tiled walls, extractor fan.

OUTSIDE

There are communal gardens and allocated off road parking.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

TENURE

Leasehold.

LEASE

150 Years From 2006.

MAINTENANCE CHARGES

Approximately £1,350.00 Per Annum.

GROUND RENT

Approximately £135.00 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

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).

