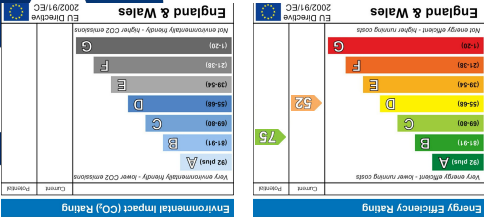
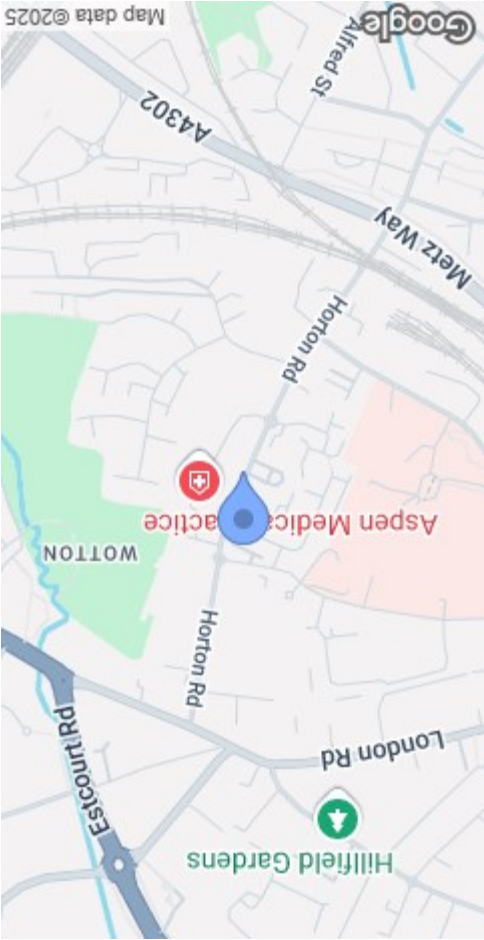


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error 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 operation or efficiency can be given.
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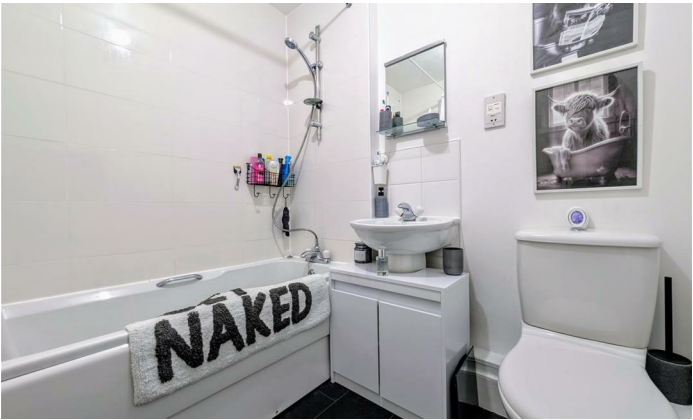
Offers Around £165,000

Spacious Grade II listed second floor apartment with high ceilings, Georgian style sash windows, well tended communal gardens and allocated off road parking situated in a popular convenient location.

Accommodation comprises a 27ft hallway, bathroom with a white suite, bedroom one with its en-suite shower room, bedroom two and the 20ft open plan living space with three sash windows affording views of the surrounding area and beyond.

Outside of the property you have well tended communal gardens and allocated off road parking.

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.



Front door leads into:

ENTRANCE HALLWAY

27'6 x 3'6 (8.38m x 1.07m)

Wall mounted electric heater, intercom system, built in storage cupboard, built in airing cupboard with a hot water cylinder and slatted shelving, telephone point.

BATHROOM

6'9 x 5'9 max (2.06m x 1.75m max)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, wall mounted electric heater, extractor fan.

BEDROOM 1

12'6 x 9' (3.81m x 2.74m)

Wall mounted electric heater, wall lights, Georgian style sash window to side elevation overlooking the surrounding area and hillsides beyond, through to:

EN-SUITE SHOWER ROOM

7'5 x 5'7 (2.26m x 1.70m)

White suite comprising corner shower cubicle and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, wall mounted electric heater, shaver point, extractor fan.

BEDROOM 2

12'6 x 10'2 max (3.81m x 3.10m max)

Wall mounted electric heater, Georgian style sash window to side elevation with far reaching views.

OPEN PLAN LIVING SPACE

20'4 x 16'4 (6.20m x 4.98m)

In the lounge area there are two wall mounted electric heaters, tv point, two Georgian style windows to side and rear elevations with far reaching views. In the kitchen area there are base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, hob and extractor hood, space for fridge/freezer, plumbing for an automatic washing machine, breakfast bar, Georgian style sash window to side elevation.

OUTSIDE

There are well tended communal gardens and allocated off road parking.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

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

999 Years From 2002.

GROUND RENT

£150.00 Per Annum.

MAINTENANCE CHARGES

£2,400.00 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 proceed towards the city centre and at the traffic lights turn right into Derby Road, over the train tracks onto Horton Road and turn left where signposted.

PROPERTY SURVEYS

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