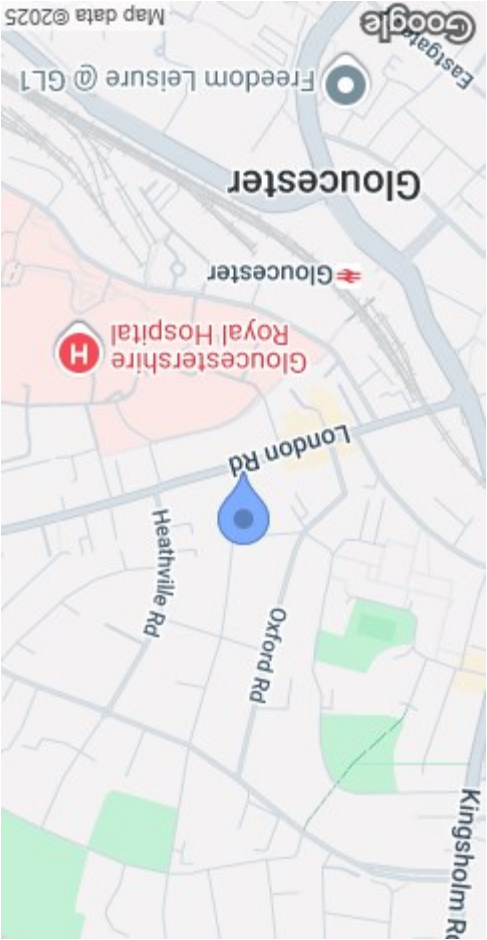
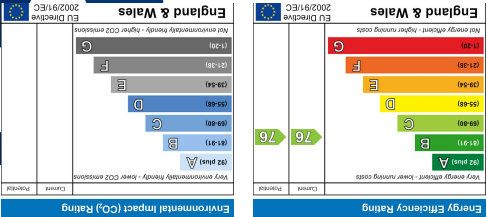
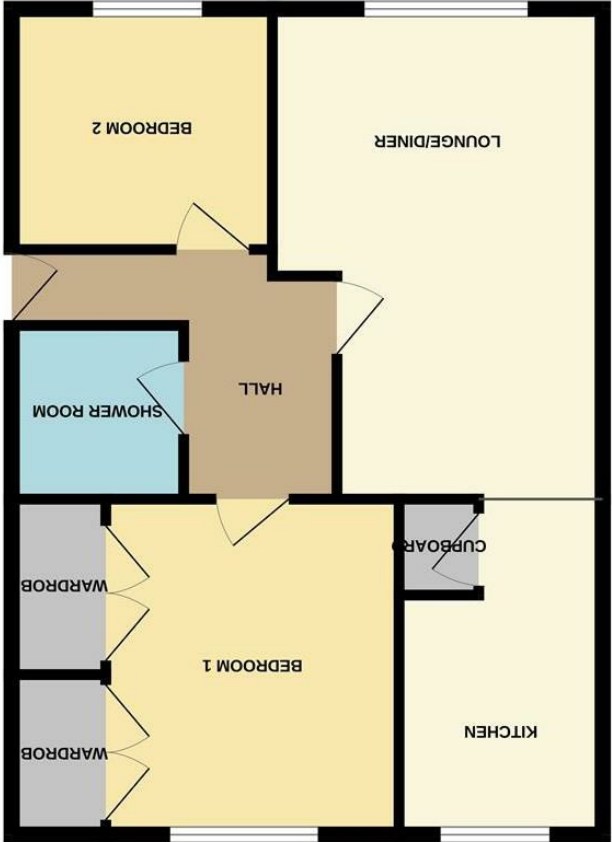


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and their areas are approximate and no responsibility is taken for any 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 quality or efficacy can be given.



£150,000

A well presented ground floor two bedroom apartment situated in a convenient location and is offered with no onward chain.

The accommodation comprises entrance hall, lounge/diner, kitchen, two double bedrooms and a shower room.

Additional benefits include gas fired central heating, upvc double glazing, great location close to the city centre and all transport links, allocated off road parking for one vehicle, pleasant courtyard with seating, communal gardens and bin store.

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. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Communal door leading into:

COMMUNAL AREA

Various doors leading off where no 51 can be found to the left hand side.

Solid wood door leads into:

ENTRANCE HALL

Radiator, various doors leading off, intercom system, thermostatic controls.

LOUNGE/DINER

18'5" x 12'0" (5.62m x 3.68m)

Power points, two radiators, upvc double glazed window overlooking the front courtyard and carpark, opening through to the:

KITCHEN

11'8" x 7'6" (3.58m x 2.30m)

A light beech kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, ceramic sink and drainer unit with a mixer tap, tiled splashbacks, space for cooker, space and plumbing for an automatic washing machine, radiator, storage cupboard housing the Ideal combination boiler supplying domestic hot water and central heating, slatted shelving and storage, upvc double glazed window onto the private rear aspect.

BEDROOM 1

9'4" x 9'1" (2.87m x 2.79m)

Two fitted wardrobes, radiator, power points, recess alcove ideal for storage, upvc double glazed window onto the private rear aspect.

BEDROOM 2

8'6" x 8'4" (2.61m x 2.56m)

Radiator, power point, upvc double glazed window to front aspect overlooking the courtyard and carpark.

SHOWER ROOM

White suite comprising low level w.c., pedestal wash hand basin, double shower cubicle, wall mounted heated towel rail, extractor fan.

OUTSIDE

There is allocated off road parking for one vehicle, pleasant courtyard with seating, communal gardens and bin store.

SERVICES

Mains water, electricity, gas and drainage.

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.

WATER RATES

To be advised.

TENURE

Leasehold.

LEASE

102 Years Remaining.

GROUND RENT

£220.00 Per Annum.

SERVICE CHARGES

£1,879.00 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 Eastern Avenue turn left into Barnwood Road and proceed along here into London Road where The Courtyard can be found.

PROPERTY SURVEYS

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