

77 Lanham Gardens, Quedgeley,
GL2 4DE

Asking Price
£95,000



NO ONWARD CHAIN. ***SHORT LEASE REMAINING - 65 YEARS*** This is a perfect opportunity for cash investors. Immaculately presented and ready to move in to ground floor flat with a fully enclosed rear garden and allocated parking at the front. The property briefly comprises; Entrance, Lounge-Kitchen-Diner, Double Bedroom, En-suit Shower Room. EPC: C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



propertymark

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SITUATION

The property is situated in the popular cul-de-sac of Lanham Gardens. There are multiple shops nearby including: Tesco Express, B & M store and garden centre, Lidl, and ASDA supermarket, as well as a PureGym. Quedgeley also provides good access to Gloucester and Cheltenham and south towards Bristol via the A38 and M5/M4 motorway.

DESCRIPTION

This pleasant ground floor flat has been rented out for a number of years and benefits from being recently refurbished with a new fitted kitchen and modern decor throughout. There is a fully enclosed rear garden and an allocated parking space for one, conveniently situated at the front of the property. The accommodation offers an open plan living arrangement with the lounge and kitchen/diner, there is a double bedroom with an en-suite bathroom. The property would be fantastic for first time buyers and buy-to-let investors.

DIRECTIONS

Travelling north towards Gloucester on the A38, from Junction 12 of the M5, continue across the roundabout, proceed for approximately six hundred metres turning left signposted Quedgeley onto the Bristol Road, continue for approximately three quarters of a mile to the roundabout, taking the first exit into Field Court Drive and continue taking the first turning right into Lanham Gardens, continue through, bearing right, and the property can be found on the left hand side.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE

UPVC double glazed front door leading to:

LIVING ROOM 3.37m x 3.61m (11'0" x 11'10")

Having double glazed window to front, UPVC front door, radiator and built-in storage cupboard.

KITCHEN 5.18m x 1.98m (16'11" x 6'5")

Having a range of wall and base units with work surface over, space for cooker and fridge freezer, space and plumbing for washing machine, stainless steel sink with mixer tap and side drainer, Ideal combination boiler, double glazed window to rear, radiator, UPVC door to rear garden.

BEDROOM 2.11m x 2.97m (6'11" x 9'8")

Having radiator, double glazed window, built-in wardrobe and shelves.

EN-SUITE BATHROOM

Having low level WC, wash hand basin with pedestal, bath with electric shower over, extractor fan and heated towel rail.

EXTERNALLY

At the rear there is a fully enclosed, low maintenance gravel garden, bound by wooden fence panels and there is a gate providing pedestrian access, to the front is a small gravel area and an allocated parking space for one car. At the entrance is a storage cupboard.

AGENT'S NOTES

Tenure: Leasehold.

Lease commenced: 6 October 1989 to 31 March 2090, having approximately 66 years remaining. This will be deemed as a short lease and therefore unlikely that this would be purchasable with a mortgage.

Purchaser will own 1/4 share of the freehold.

We understand each owner contributes towards maintenance as and when it is required.

All mains services are believed to be connected.

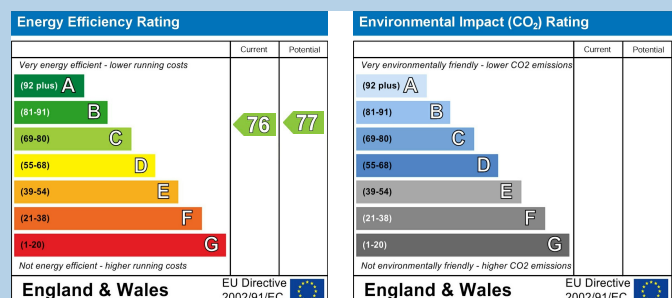
Council Tax Band: A

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.