



**23 Tudor Court, Alexandra Road, Gloucester, GL1 3DR**

**£110,000**

Ref:LG24629

**ONE BEDROOM TOP FLOOR APARTMENT CLOSE TO THE CITY CENTRE**

Tudor Court built in the early 1980's is situated in the established Alexandra Road within walking distance of Gloucester City centre. Good schools, the hospital, transport facilities and shopping are close by and access to Cheltenham and the M5 is only a short drive.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Accessed via a front door. Telephone intercom system. Storage cupboard with rail and shelf. Consumer box. Electric radiator. Water thermostat. Access to loft.

### **LIVING/DINING ROOM** 11' 2" x 20' 3" (3.40m x 6.17m)

Double glazed window to front and rear. Electric radiator. T.V and telephone point.

### **KITCHEN** 6' 5" x 6' 6" (1.95m x 1.98m)

Wall and base units with cupboards and drawers below. Single stainless-steel sink and drainer. Plumbing for washing machine. Space for fridge/freezer. Built in oven. Indesit electric four ring hob. Extractor fan. Laminate floor. Serving hatch.

### **BEDROOM 1** 10' 8" x 8' 6" (3.25m x 2.59m)

Electric Radiator. Double glazed window to the side. Telephone point.

### **BATHROOM** 8' 2" x 6' 2" (2.49m x 1.88m)

Fully tiled double shower cubicle with sliding door. Vanity wash hand basin with drawers below. Low level W.C with concealed cistern. Heated towel rail. Double glazed frosted window. Laminate flooring. LED illuminated bathroom mirror.

### **EXTERIOR**

Allocated parking. Good area of well maintained landscaped communal gardens with lawns, bushes and mature trees giving areas of privacy. Drying area.

**Ground rent: £20.00PA**

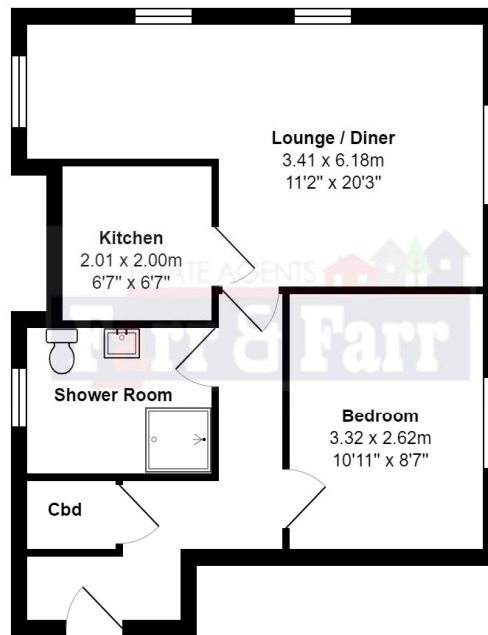
**Service Charge: £105PCM**

**Lease: 120 years – 81 years left**

### **AGENTS NOTE**

EPC: C-73

COUNCIL TAX: A



Approx Total Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk).  
This plan is for layout guidance only. Not drawn to scale, unless stated.  
Windows and door openings are approximate.  
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