



6 Albion House, 77, Southgate Street, Gloucester, Gloucestershire, GL1 1UJ

£175,000

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Farr & Farr Sales Lettings 

6 Albion House, 77, Southgate Street, Gloucester, GL1 1UJ

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Forming part of this spectacular conversion is this first floor two-bedroom apartment overlooking Gloucester Quays.

The property has been sympathetically renovated with fine period features and has been very well appointed by the current owners. The popular location benefits from a range of eateries and designer label stores being right on its doorstep, as well as overlooking the historic docks.

A communal entrance door leads in to a well presented communal hallway with stairs that lead up to the property. The front door opens into a hallway and through to the sitting room which boasts twin sash windows to front elevation overlooking a very pleasant view of Gloucester Quays and adjoins to the fitted kitchen.

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Two double bedrooms include sash windows to the front elevation, both with pleasant outlooks to Gloucester Quays and the master bedroom includes an en-suite shower room.

The family bathroom boasts white suite of panelled bath with tiled return, pedestal hand wash basin and low level W.C.

Albion House also benefits from secure gated parking. The property is currently let on an assured shorthold tenancy agreement but would be available with no onward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Entrance Hall 3' 5" x 15' 5" (1.053m x 4.706m)

Carpet. Electric radiator.

Kitchen / Living Room 11' 4" x 19' 3" (3.449m x 5.861m)

Two single glazed window to front. Carpet. Electric radiator. Kitchen with wall, base and drawer units. Fitted oven. Fitted hob with extractor hood. Fitted fridge.

Bedroom One 10' 5" x 11' 3" (3.168m x 3.440m)

Single glazed window to front. Carpet. Electric radiator.

Bedroom Two 11' 10" x 13' 0" (3.616m x 3.957m)

Single glazed window to front. Carpet. Electric radiator.

En Suite 6' 8" x 4' 4" (2.032m x 1.321m)

Single glazed window to rear. WC. Basin. Enclosed electric shower. Part tiled walls. Vinyl floor.

Airing Cupboard 3' 3" x 4' 4" (1.000m x 1.321m)

Single glazed window to front. Water tank.

Bathroom 5' 1" x 7' 9" (1.550m x 2.365m)

WC. Basin. Bath. Vinyl floor. Heated towel rail. Part tiled walls. Extractor fan.

Lease Information

125 years from 1st October 2016

Service charge half year charge - £903.85

Gated car park - £27.38

Estate half year - £272.10

Ground rent - £90

Agents Notes

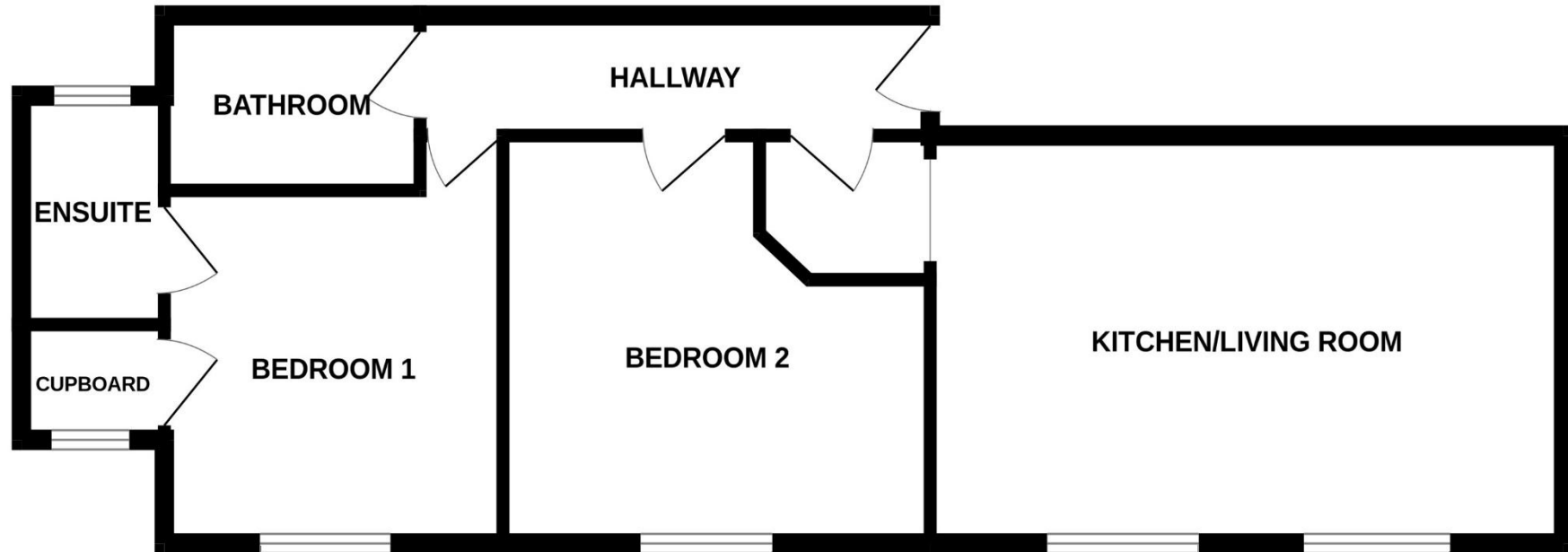
Council Tax - Band B

EPC Rating - E



FIRST FLOOR

626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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