

TG

SALES & LETTINGS



Victoria House, Mayhill Way, Gloucester
Gloucestershire GL1 3NW

£125,000

- Second Floor Flat
- One Bedroom
- Open Plan Lounge/Dining/Kitchen
- Allocated parking
- Gas Heating
- Beautifully Presented Throughout

The Property

TG Sales is delighted to offer 'FOR SALE' this delightful One-Bedroom property, situated near the Gloucestershire Royal Hospital and within easy reach of the rail station and Gloucester's city centre.

This well-presented home is on the second floor of a modern, purpose-built block of flats. It offers a comfortable and convenient living experience, and it can be easily accessed via lift or stairs. The accommodation comprises an entrance hall, a generously sized bedroom, a bathroom, and an open-plan kitchen, lounge and dining area.

Additional benefits of this property include gas central heating, an allocated parking space, access to a communal garden, and a lengthy lease, adding to its overall value.

This apartment is a fantastic first-time buy or investment and could achieve £750 PCM.



Situation

Situated near the hospital and within easy reach of the town centre and railway station.

Directions

SATNAV postcode GL1 3NW

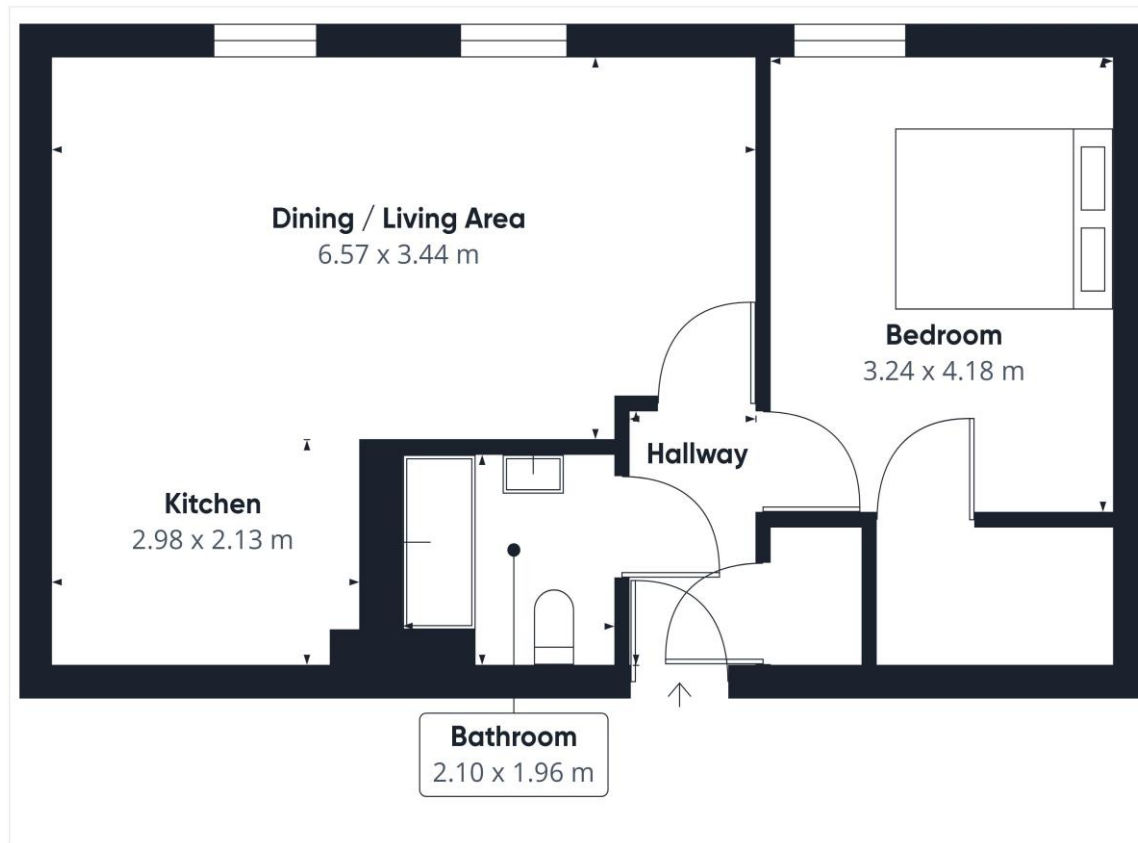
Tenure Leasehold 999 years from 2005. £1800 per annum service charge. £170 ground rent per annum

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.