



SALES & LETTINGS





Pillowell Drive, Gloucester  
Gloucestershire GL1 3LZ

**£145,000**

- Tenant In Situ
- Potential for 7%+ Rental Yield
- Fantastic Location
- Close to Hospital and City Centre
- Garage & Parking Space
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- 

**The Property**

**\*\*Investor Opportunity – 2 Bedroom Second Floor Flat with Garage & Parking – Tenants In Situ\*\***

TG Sales are offering to the market this ready-made investment. An excellent opportunity for buy-to-let investors to acquire this well-presented two double bedroom second floor flat, ideally situated in a popular residential location.

The property is being sold with tenants in situ, offering immediate rental income from day one.

This property benefits from long-term tenants, making it a turnkey investment with no void period. The flat also includes a garage—a rare and valuable asset—plus dedicated parking, increasing its rental appeal.

Located within easy reach of local amenities, public transport links, and schools, this property is ideal for professional tenants or small families.

Please note: This property is available to investors only. Viewings strictly by appointment.

Lease length 973yrs remaining

Ground rent £192 paid bi-annually

Service Charge £2100 p/a



**Directions**

**SATNAV postcode GL1 3LZ**

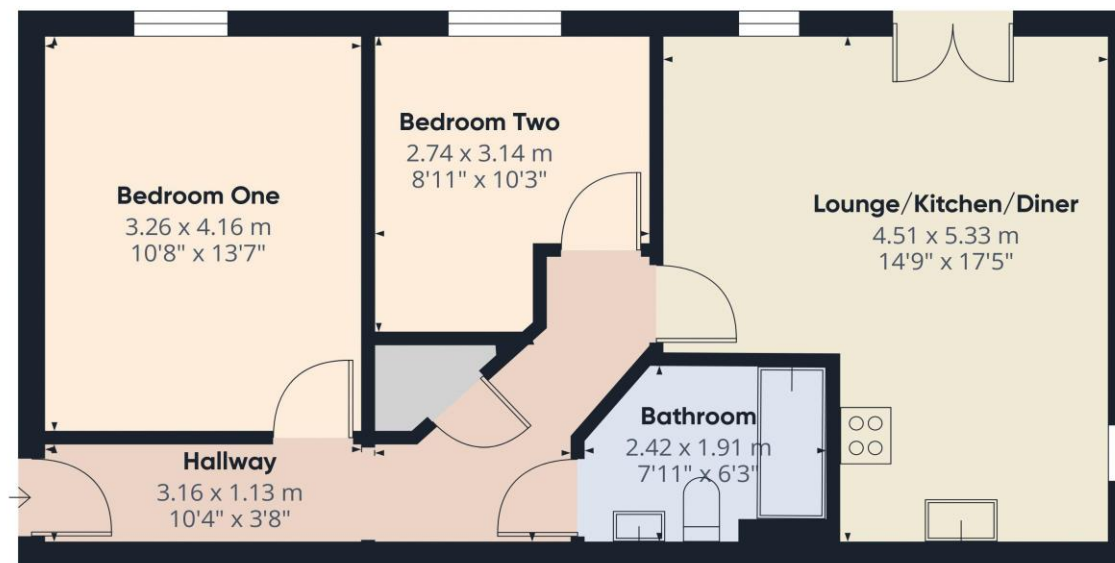
**Tenure Leasehold**

**Local Authority** Gloucester

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

**Council tax band B**





Approximate total area<sup>(1)</sup>  
55.5 m<sup>2</sup>  
598 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Head Office

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

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