



**London Road, Gloucester**

Leasehold

**£135,000**

**23 The Courtyard, London Road,  
Gloucester, Gloucestershire, GL1 3PS**

**£135,000**

Leasehold. Council Tax Band B



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*Upvc Double Glazing
- \* Top Floor
- \*Allocated Parking Space
- \*Gas Central Heating
- \*Close To The City Centre
- \* Two Good Sized Bedrooms
- \*No Onward Chain
- \* Energy Rating C

### Michael Tuck Estate and Letting Agents

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### The Property

Two Bedroom Top Floor Apartment Located In The Courtyard Off London Road, Gloucester With An Allocated Parking Space And NO ONWARD CHAIN!

Accommodation comprises of; Entrance Hall, open plan kitchen & lounge/diner, two good sized bedrooms and family bathroom.

Further benefits include; Upvc Double Glazing, gas central heating, central location with many transport links within walking distance.

Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £895pcm.

Please contact Michael Tuck Lettings in Gloucester for more details Call 01452 543200 To View!

### Entrance Hall

**Open Plan Kitchen & Lounge/Diner** 21' 3" x 12' 2" (6.47m x 3.71m)

**Bedroom 1** 14' 1" x 8' 6" (4.29m x 2.59m)

**Bedroom 2** 8' 10" x 7' 3" (2.69m x 2.21m)

**Bathroom** 8' 4" x 5' 4" (2.54m x 1.62m)

### Tenure - Leasehold

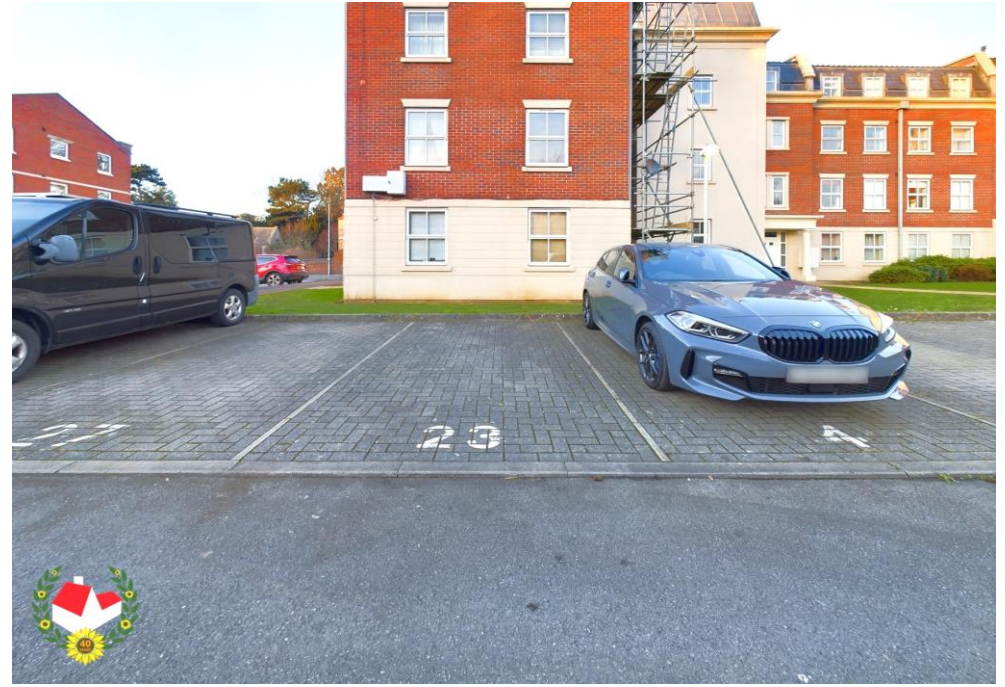
Ground Rent: £208 per annum as of 1st Jan 2024  
Service Charge: £838.69 half yearly as of 1st Jan 2024  
Length of Lease: 125 Years from 2003

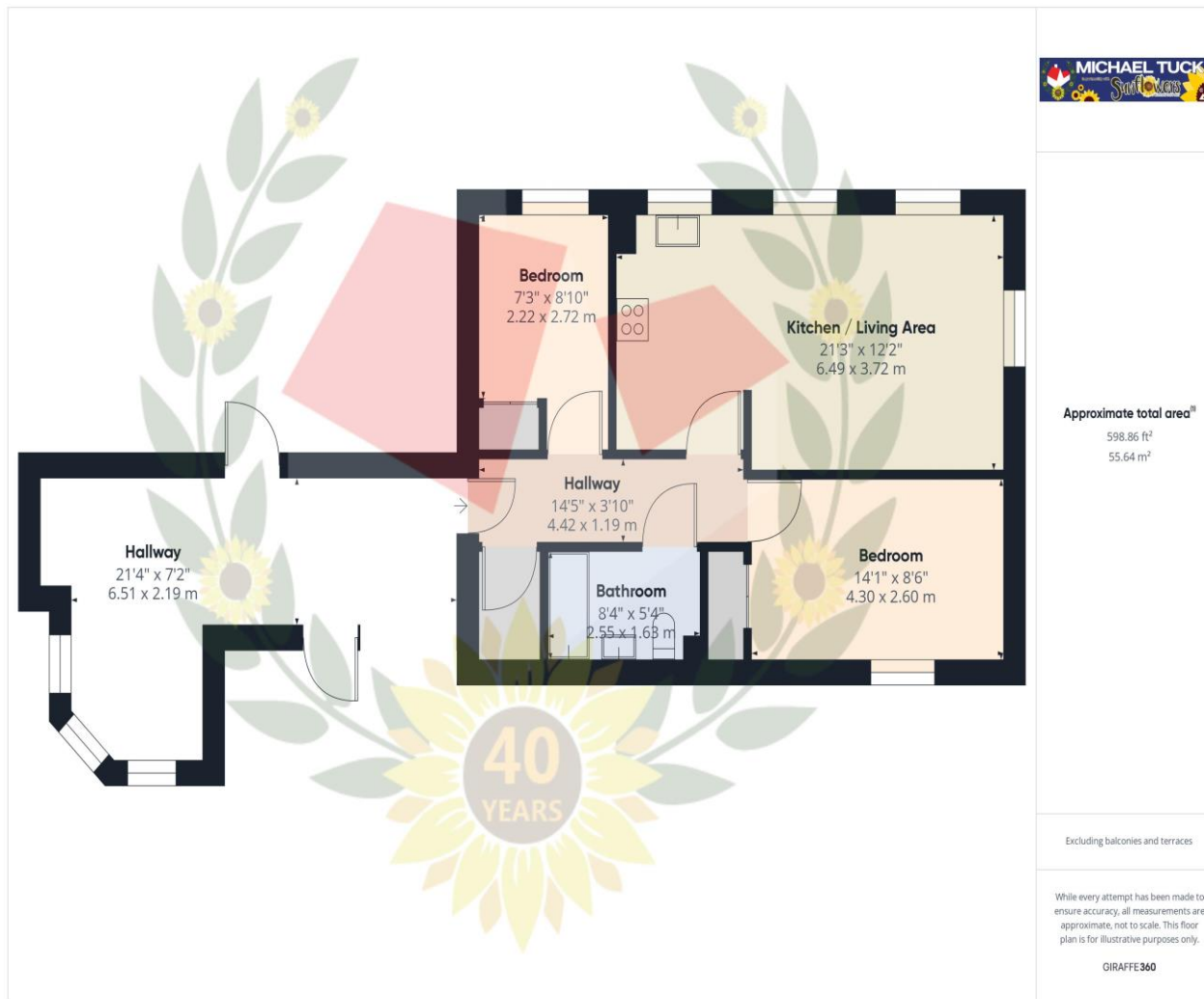
### Additional Information

- Electricity – mains • Gas – mains •
- Water – mains • Sewerage – mains •
- Broadband – fibre to the road









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