



**Black Swan, Commercial Road**

Leasehold

**£90,000**



**8 The Black Swan, Commercial Road,  
Gloucester, Gloucestershire, GL1 2EA**

**£90,000**

Leasehold. Council Tax Band A



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*First Floor Apartment
- \* No Onward Chain
- \*Double Bedroom
- \*L-Shaped Lounge Diner
- \*Kitchen
- \* Ground Rent: £150 p.a
- \*Service Charge: £1234 p.a
- \* Energy Rating E54
- \*Lift Access

### Michael Tuck Estate and Letting Agents

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### The Property

NO ONWARD CHAIN! We are delighted to bring to the market a FIRST FLOOR Apartment located in Gloucester City Centre within a short walk from Gloucester's Historic Docks and Quays.

With LIFT ACCESS the accommodation comprises of Entrance Hall, "L" Shaped Lounge Diner, Kitchen, Bathroom and a DOUBLE Bedroom.

Externally there is access to COMMUNAL PARKING on a first come first basis.

This property would make an ideal First Time Buy or Investment Purchase Property for sale through Michael Tuck Estate Agents.

Approximate potential rental value of £650pcm , please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View!

### Entrance Hall

**L-Shaped Lounge Diner** 19' 10" x 16' 9" (6.04m x 5.10m)

**Kitchen** 7' 5" x 6' 8" (2.26m x 2.03m)

**Double Bedroom** 11' 1" x 8' 9" (3.38m x 2.66m)

**Shower Room** 7' 0" x 4' 9" (2.13m x 1.45m)

### Tenure - Leasehold

Ground Rent: £150p.a

Service Charge: £1234 p.a

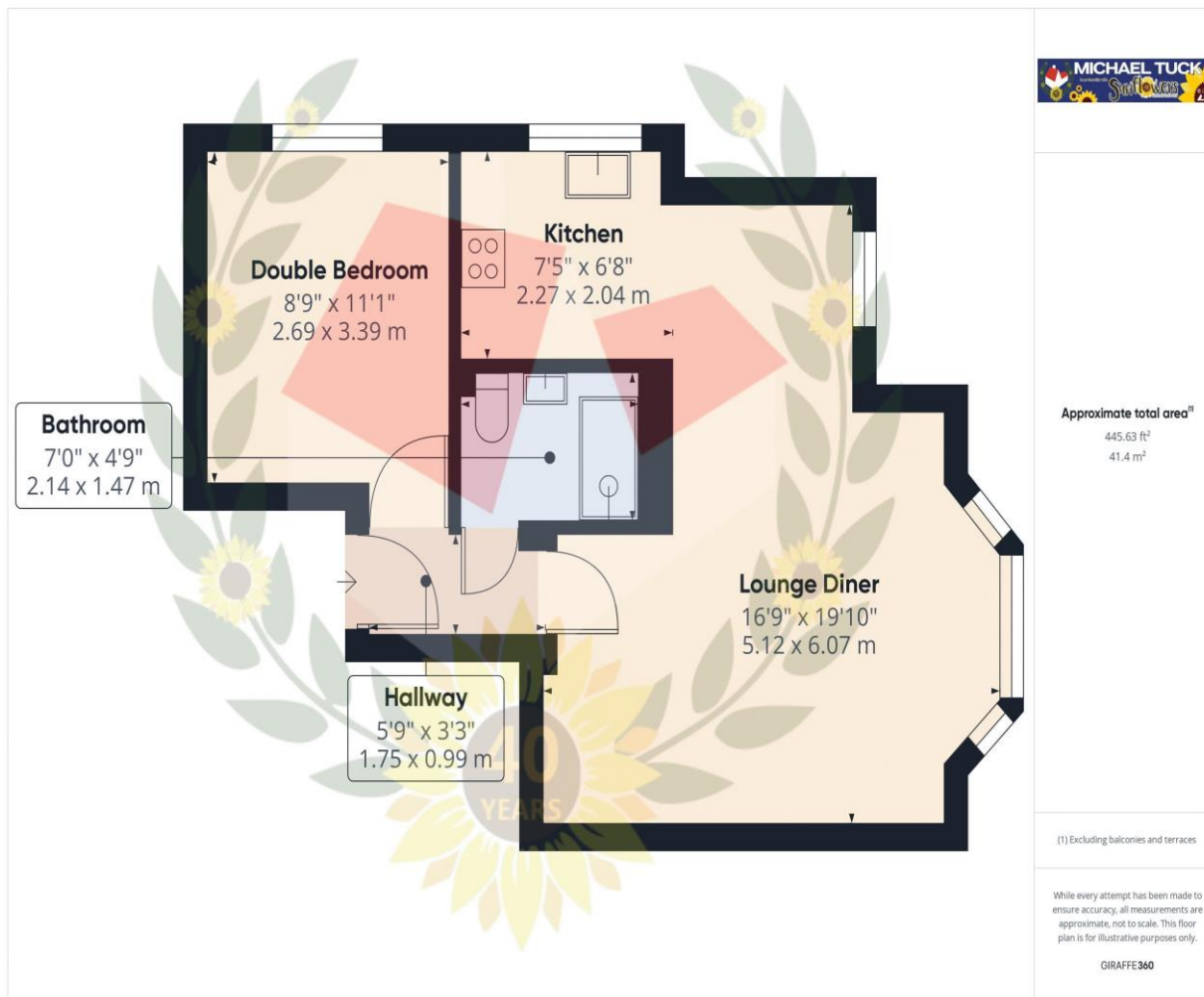
Lease Length: 150 Years from 2008











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