



**Black Swan, Commercial Road,  
Gloucester** Leasehold

**Offers Over £90,000**

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

**OIEO £90,000**

Leasehold. Council Tax Band



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

**Features**

- \*Ground Floor Apartment
- \* Double Bedroom
- \*City Centre Location
- \*Open Plan
- \*Elevated Ceilings
- \* No Onward Chain
- \*Electric Heating
- \* Energy Rating D

**Michael Tuck Estate and Letting Agents**

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**The Property**

Immaculate One Bedroom Ground Floor Apartment With Lovely Elevated Ceilings Located Just A Short Distance From Gloucester's Historic Docks And Quays Advertised With No Onward Chain.

The accommodation comprises of; Entrance hall, DOUBLE bedroom, bathroom & open plan "L" shaped living/dining room & kitchen.

Further benefits include; Electric heating & access to unallocated communal parking to the rear. This property would make an ideal first time buy or investment.

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 us today on 01452 543200 to arrange your viewing.

**Entrance Hall**

**Double Bedroom** 11' 0" x 8' 9" (3.35m x 2.66m)

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

**Living Area** 16' 9" x 13' 3" (5.10m x 4.04m)

**Kitchen/Dining Area** 14' 4" x 6' 8" (4.37m x 2.03m)

**Tenure**

Ground Rent: £150p.a from Jan 2024 Service Charge: £1392.12 p.a from Jan 2024 Lease Length: 150 Years from 2008

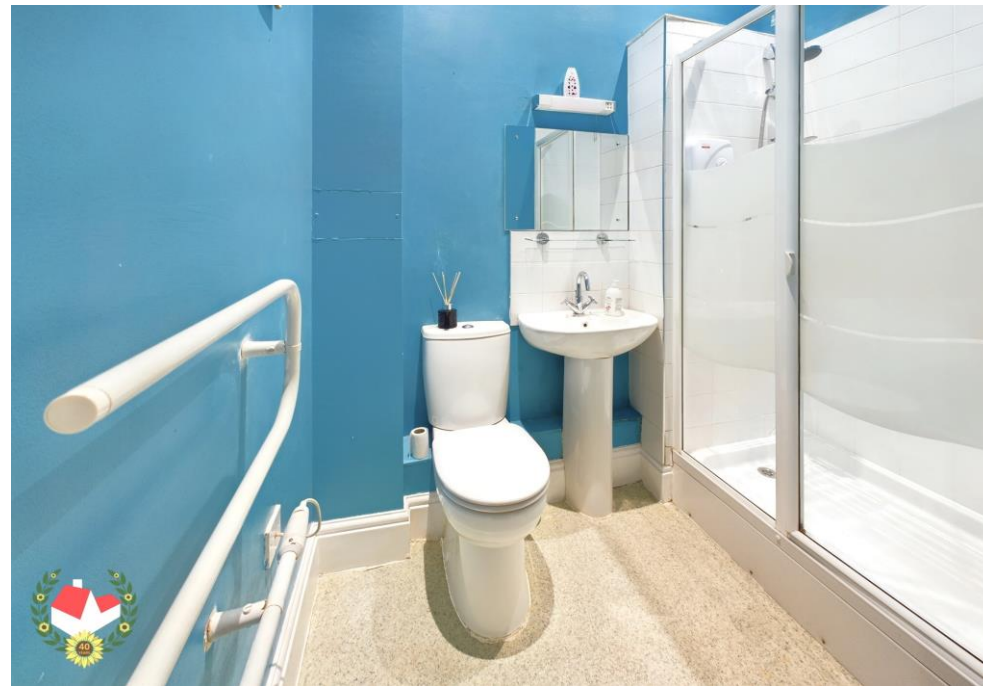
**Additional Information**

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to cabinet

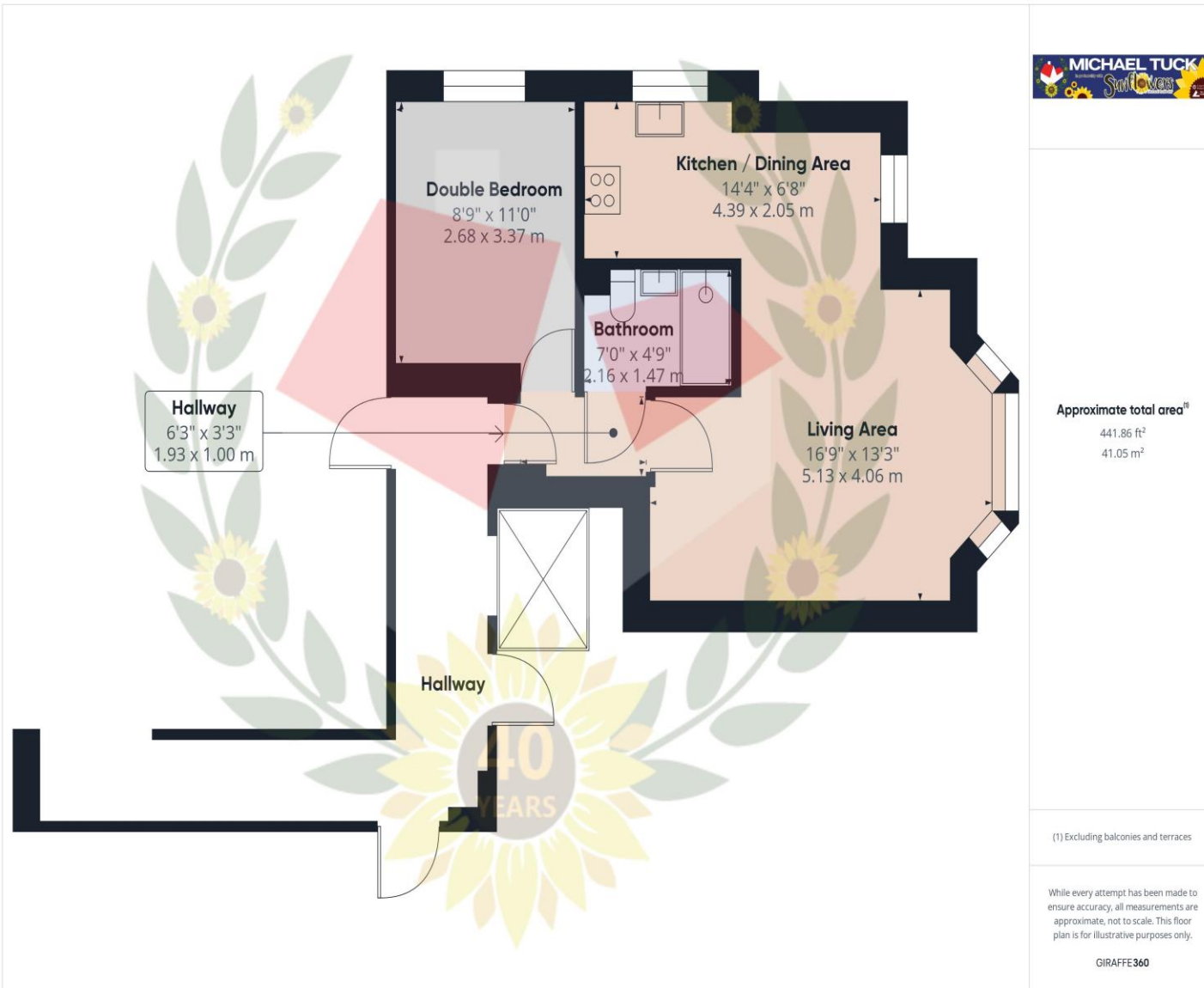












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