



**Flat 14, 1 Friars Orchard, Gloucester**

Leasehold

**£207,500**



**Flat 14. , 1 Friars Orchard, Gloucester,  
Gloucestershire, GL1 1GA**

**£207,500**

Leasehold. Council Tax Band B



**2 Bedrooms**



**2 Bathrooms**



**1 Receptions**

**Features**

- \*Third Floor Apartment \* Lift Access
- \*Two DOUBLE Bedrooms \*En-Suite To Master Bedroom
- \*Family Bathroom \* No Onward Chain
- \*Juliet Balconies to Front & Side Aspects \*
- Energy Rating C74
- \*Secure Covered Allocated Parking Space \*

**Michael Tuck Estate and Letting Agents**

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**The Property**

A TOP FLOOR Apartment with NO ONWARD CHAIN, SECURE COVERED ALLOCATED PARKING SPACE, ELEVATED VIEWS and LIFT ACCESS!

Accommodation comprises of Entrance Hall with utility storage cupboard and space and plumbing for washing machine, Spacious Lounge Diner open to Kitchen with integrated fridge freezer, hob and oven, Two DOUBLE Bedrooms, EN-SUITE To Master Bedroom and Family Bathroom.

Property for sale through Michael Tuck Estate Agents. Anticipated rental value of £900pcm.

Please contact Michael Tuck Lettings in Gloucester for more details

**Entrance Hall**

**Lounge Diner Open To Kitchen** 24' 9" x 12' 6" (7.54m x 3.81m)

**Master Bedroom** 11' 10" x 11' 9" (3.60m x 3.58m)

**En-Suite Shower Room** 7' 4" x 3' 10" (2.23m x 1.17m)

**Bedroom Two** 12' 4" x 11' 11" (3.76m x 3.63m)

**Family Bathroom** 7' 5" x 5' 7" (2.26m x 1.70m)

**Tenure**

Leasehold

Expiry Date of Lease: 250years from July 2014

Ground Rent: £86.00 p.a

Service Charge: £179.37 per Quarter

Estates Service Charge - £100.64 per Quarter

**Additional Information**

Electricity - Mains

Water - Mains

Sewerage - Mains

Broadband - Fibre to Cabinet











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