



**Kiln Close, Gloucester**

Leasehold

**£140,000**

**Flat 16, 9 Kiln Close, Gloucester,  
Gloucestershire, GL1 1GH**

**£140,000**

Leasehold. Council Tax Band A



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

\*Second Floor Apartment \* Double Bedroom  
\*Open Plan Lounge to Kitchen \*Balcony to  
Two Aspects  
\*Family Bathroom \* No Onward Chain  
\*Allocated Parking Space \* Energy Rating B82  
\*Utility Cupboard with Plumbing for Washing  
Machine \* Lift to All Floors

### Michael Tuck Estate and Letting Agents

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### The Property

We are delighted to bring to the a market a SECOND Floor Apartment with LIFT situated in this modern development within a short walk to Gloucester City Centre and Gloucesters Historic Docks.

Accommodation comprises of Entrance Hall, Kitchen/Living Area with dual aspect BALCONY, DOUBLE BEDROOM and Family Bathroom. Externally the property benefits from an ALLOCATED PARKING SPACE

This property would make an Ideal First Time Buy or Investment Buy so an early appointment to view comes highly recommended Property for sale through Michael Tuck Estate Agents.

Approximate potential rental value of £750pcm , please contact Michael Tuck Lettings in Gloucester for more details and to discuss special incentives available.

Call 01452 543200 To View

### Entrance Hall

**Open Plan Kitchen / Living Area** 19' 4" x 13' 5"  
(5.89m x 4.09m)

**Double Bedroom** 10' 8" x 10' 3" (3.25m x 3.12m)

**Family Bathroom** 7' 2" x 5' 7" (2.18m x 1.70m)

### Outside - Allocated Parking Space

### Tenure

Leasehold

Lease Length: 250 Years from 2014

Ground Rent: £72 p.a

Service Charge: £711.28 Per Annum

Insurance: £318.05

### Additional Information

Electricity: Mains

Broadband; Super Fibre

Water: Mains

Gas; N/A









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The position and size of doors, windows, appliances, and other features are approximate only.

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