



London Road, Gloucester

Leasehold

Offers in Excess of £150,000



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

## Offers in Excess of £150,000

Leasehold. Council Tax Band B



**2 Bedrooms**



**2 Bathrooms**



**1 Receptions**

### Features

\*Refurbished Throughout \* New Kitchen,  
New Floor Coverings and Re-Decorated  
Throughout

\*Two Double Bedrooms \*22'3 Lounge Diner

\*En-Suite & Built In Wardrobes to Master  
Bedroom \* Family Bathroom

\*UPVC Double Glazing & Gas Radiator Central  
Heating \* Energy Rating B81

\*Allocated Parking Space & NO ONWARD  
CHAIN \* Fees Paid Upto End of 2024

**Michael Tuck Estate and Letting Agents**

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

A Spacious REFURBISHED Two DOUBLE Bedroom  
Apartment with EN-SUITE and available with NO  
ONWARD CHAIN

Located on the FIRST FLOOR the accommodation  
comprises of Entrance Hall, BRAND NEW  
KITCHEN, 22' Lounge Diner, En-Suite To Master  
Bedroom, Further Double Bedroom, and Family  
Bathroom.

Further benefits include NEW Floor Coverings, Re-  
decorated Throughout, UPVC Double Glazing, Gas  
Radiator Central Heating and an ALLOCATED  
PARKING Space

Property for sale through Michael Tuck Estate  
Agents.

Approximate rental value of £1000 + pcm.

Please contact Michael Tuck Lettings in  
Gloucester for more details

Please call 01452 543200 To View!

### Entrance Hall

**Lounge Diner** 22' 3" x 12' 4" (6.78m x 3.76m)

**Kitchen** 8' 11" x 7' 5" (2.72m x 2.26m)

**Master Bedroom** 12' 5" x 9' 9" (3.78m x 2.97m)

**En-Suite Shower Room** 5' 6" x 5' 2" (1.68m x  
1.57m)

**Bedroom Two** 12' 4" x 7' 10" (3.76m x 2.39m)

**Family Bathroom** 9' 0" x 5' 6" (2.74m x 1.68m)

### Tenure - Leasehold

Expires 2128

Ground Rent: £226 pa

Service Charge: £2153 pa

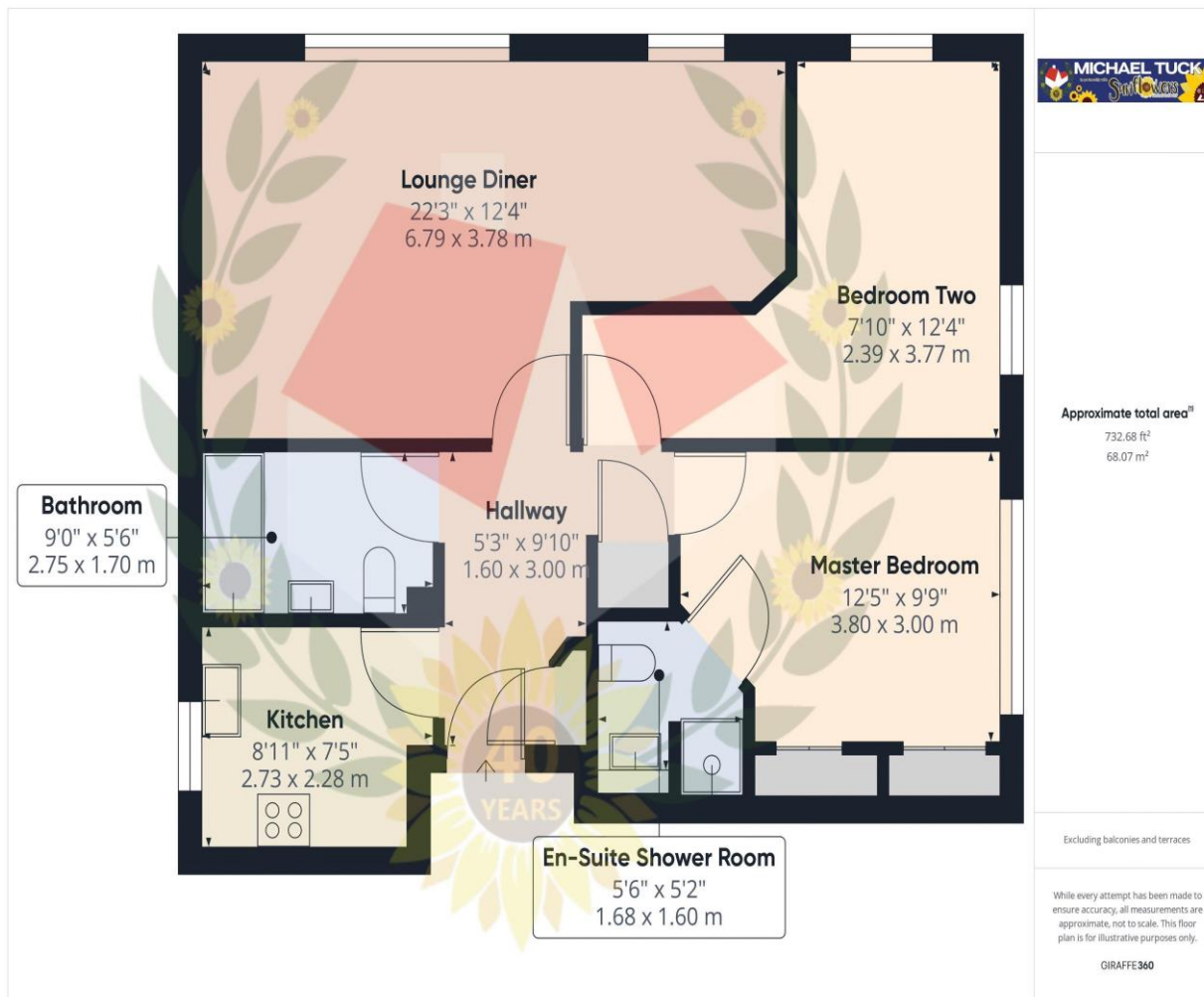
Please Note: Both Ground Rent & Service Charge  
paid by current vendor upto End of 2024











**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

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

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

