



**Fitzalan House, Park Road, Gloucester**

Leasehold

**£130,000**

**Apartment 3 Fitzalan House, Park Road, Gloucester, Gloucestershire, GL1 1LW**

**£130,000**

Leasehold. Council Tax Band A



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

**Features**

- \*Ground Floor Apartment
- \* 18'3 Double Bedroom
- \*20' Open Plan Lounge/Diner and Kitchen
- \*Family Bathroom
- \*Gas Radiator Central Heating
- \* Double Glazing
- \*Well Maintained Throughout
- \* Energy Rating C77
- \* \*

**Michael Tuck Estate and Letting Agents**

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

**The Property**

We are delighted to bring to the market a GROUND FLOOR Apartment located in Gloucester Town Centre within walking distance of a range of local amenities including Bus and Train station, Supermarket and Gloucester's Historic Docks.

Accommodation comprises of Entrance Hall, 20' Open Plan Lounge Diner/Kitchen, 18' DOUBLE Bedroom and Family Bathroom.

Further benefits include Double Glazing and Gas Radiator Central Heating.

Call 01452 543200 To View

**Entrance Hall**

**Open Plan Lounge/Diner & Kitchen** 20' 6" x 8' 8" (6.24m x 2.64m)

**Double Bedroom** 18' 3" x 8' 6" (5.56m x 2.59m)

**Family Bathroom** 7' 10" x 5' 6" (2.39m x 1.68m)

**Tenure - Leasehold**

Expiry Date of Lease: 24-12-2143

Ground Rent: £100 Per Annum

Service Charge: Jan-December 2025 £1345.73

Includes: Communal, Gutter and window cleaning, hygiene services, gate and parking access maintenance, lift maintenance electricity to communal areas, plumbing, heating and drains maintenance, management fees, out of hours service, fire and safety inspections, buildings insurance, engineering insurance and reserve fund

**Additional Information**

Gas & Electric - Mains

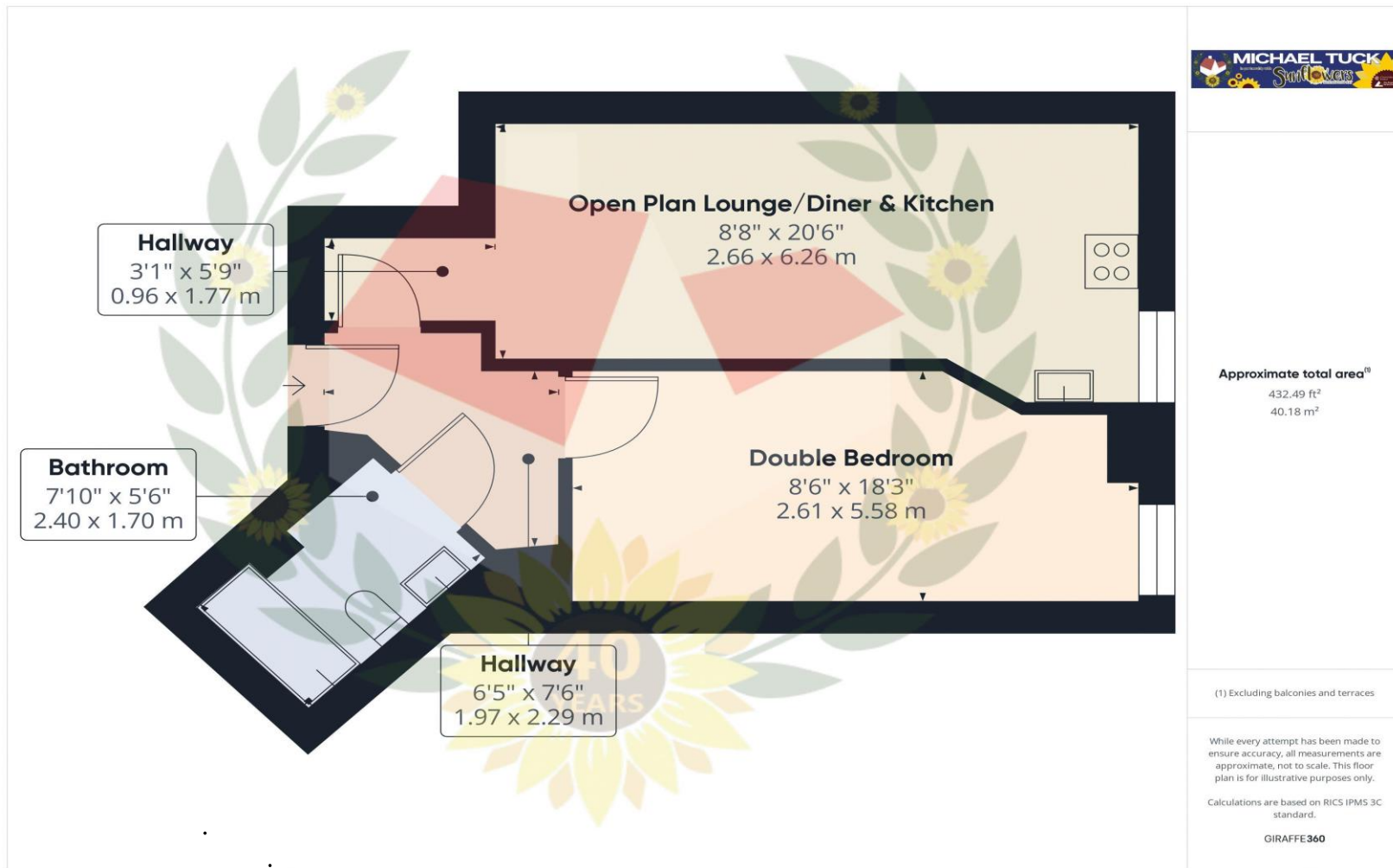
Water & Sewerage - Mains











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