



**Park Road, Gloucester**

Leasehold

**£125,000**

**Apartment 4 Fitzalan House, Park Road, Gloucester, Gloucestershire, GL1 1LW**

**£125,000**

Leasehold. Council Tax Band A



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

**Features**

- \*Ground Floor Apartment
- \* 13'2 Double Bedroom
- \*14'10 x 13'6 Open Plan Living Area/Kitchen
- \*Family Bathroom
- \*Gas Radiator Central Heating
- \* Double Glazing
- \*Close to Range of Amenities
- \* Energy Rating C76
- \* \*

**Michael Tuck Estate and Letting Agents**

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**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, 14'10 x 13'6 Open Plan Living Area/Kitchen, 13'2 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 & Kitchen** 14' 10" x 13' 6" (4.52m x 4.11m)

**Double Bedroom** 13' 2" x 8' 6" (4.01m x 2.59m)

**Family Bathroom** 7' 9" x 5' 6" (2.36m 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

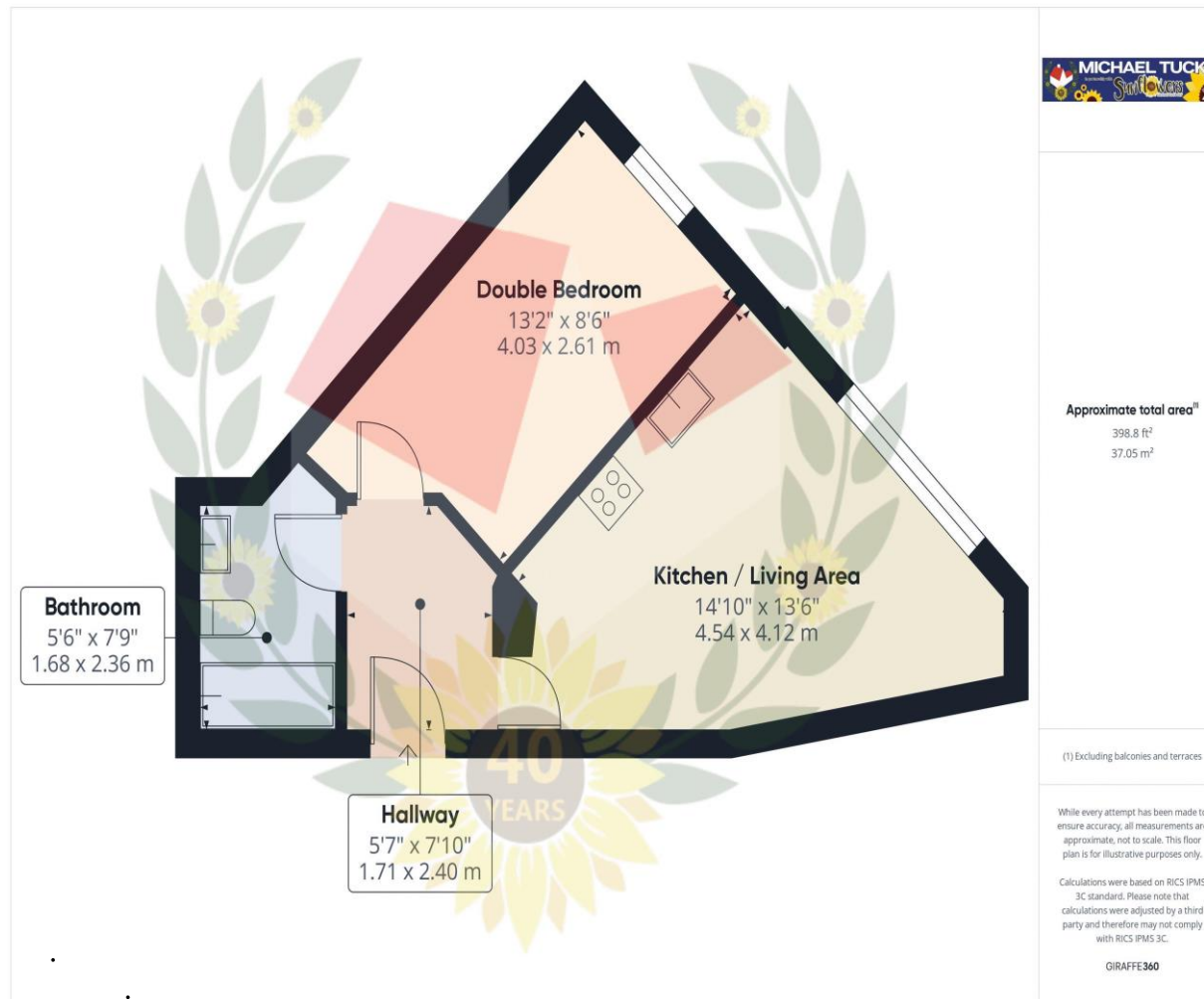
**Additional Information**

Gas & Electric - Mains Water & Sewerage - Mains









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

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