



MICHAEL TUCK
ESTATE & LETTING AGENTS



Apt 3, Ribston Hall, 15 Spa Road

Gloucester

£160,000

Apartment 3

Ribston Hall, Gloucester

Michael Tuck Estate Agents are delighted to bring to the market a Two Bedroom GROUND Floor Apartment located within a short walking distance of Gloucester Quays and the Historic Dock.

The property comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms and a Shower room.

Further benefits include electric heating, an allocated parking space & close to local amenities.

An Ideal First Time Buy!

Please call 01452 543200 to arrange your viewing today.

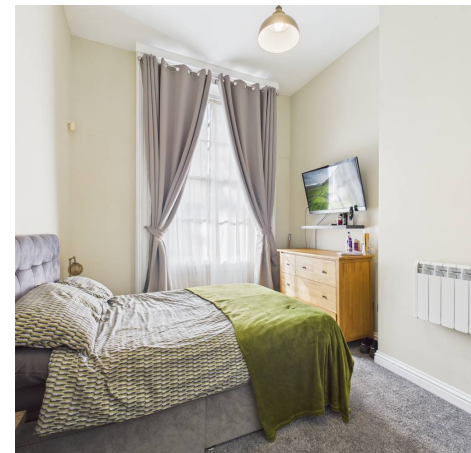
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Ground Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Allocated Parking Space
- Close to Local Amenities
- Easy Access To Gloucester Quays & Gloucester Town Centre
- Ideal First Time Buy
- Energy Rating E



Entry

3' 9" x 3' 3" (1.15m x 0.99m)

Inner Hallway

12' 0" x 4' 0" (3.67m x 1.21m)

Lounge/Diner

18' 10" x 17' 0" (5.73m x 5.19m)

Kitchen

9' 11" x 6' 8" (3.01m x 2.02m)

Shower Room

9' 3" x 5' 10" (2.82m x 1.79m)

Bedroom One

12' 0" x 9' 11" (3.67m x 3.03m)

Bedroom Two

9' 8" x 9' 6" (2.94m x 2.90m)

Additional Information

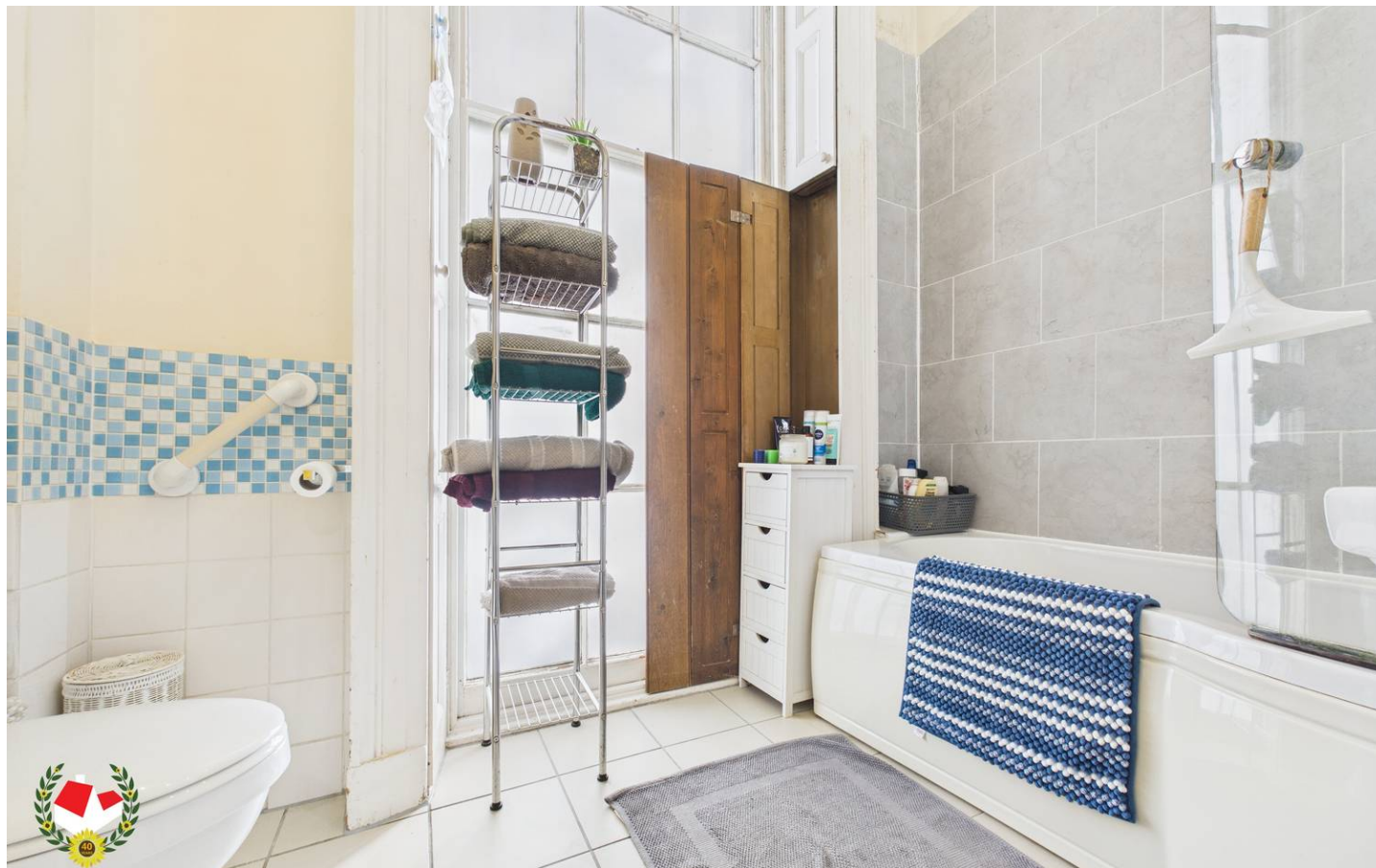
Additional Information provided by vendor:

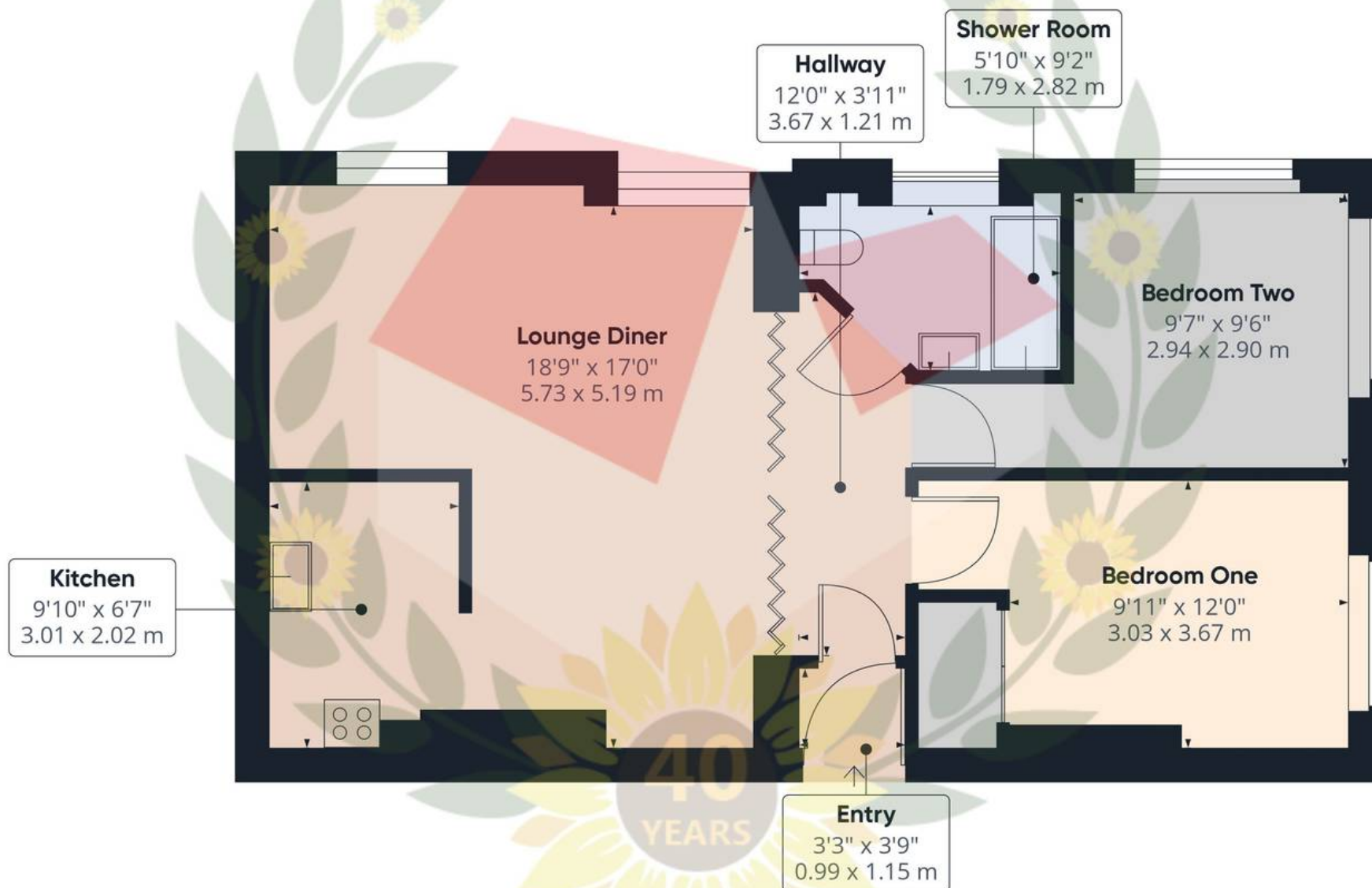
Utilities • Electricity – mains • Water – mains • Sewerage – mains
• Broadband – Fibre to Premises

Lease Information

Expiry Date of Lease: 03/2128; Current Ground Rent: £150 p.a,
Rising ground rent every 25 years; Current Service Charge:
£2548 p.a; Includes: Communal cleaning, door entry system &
security, Fire systems, electricity & repairs, vermin control, bin
store, gutter clearance, gardening grounds and tree work.
Management Fees, Accountancy & companies house, buildings
insurance, reserves. Management Company: CMG Leasehold
Management; Freehold owned by: Compton Group

The building is managed by way of an agreement
between Ribston Hall Management Company Limited (RHMC)
and CMG Leasehold Management Limited. The owners of each
of the 15 Ribston properties sits on the RMHC Board which meets
regularly to determine priorities and annually to set the service
charge budget. The current budget year runs from 1st
September 2025 – 31st August 2026 and has been set at £2548,
i.e. £212 per month.





Approximate total area⁽¹⁾

686 ft²

63.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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