



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## Flat 53 Southgate Street

, Gloucester, GL1 1TX

**Offers in excess of £150,000**



This very well presented Grade II listed "Duplex" apartment is spacious benefitting TWO DOUBLE bedrooms & KITCHEN DINER, this would be an ideal first time buy situated in Gloucester City Centre next to Docks & Gloucester Quays\*\*\*CHAIN FREE\*\*\*



Entrance Hall/Utility 10'2 x 5'10 (3.10m x 1.78m)  
 Courtyard 15'9 x 9'6 (4.80m x 2.90m)  
 Stairs to First Floor  
 Lounge/Dining Room 16'2 x 12'11 (4.93m x 3.94m)  
 Stairs to Second Floor  
 Bedroom 1 13'1 x 10,0 (3.99m x 3.05m,0.00m)  
 Bedroom 2 11'6 x 8'10 (3.51m x 2.69m)  
 Shower Room

### OUTSIDE

Situated in the city centre close to Gloucester Quays the apartment has its own Entrance hall which is a useful space and also has the plumbing for a washing machine.

The doors from the main entrance open up to the rear Courtyard and a further door into the apartment.

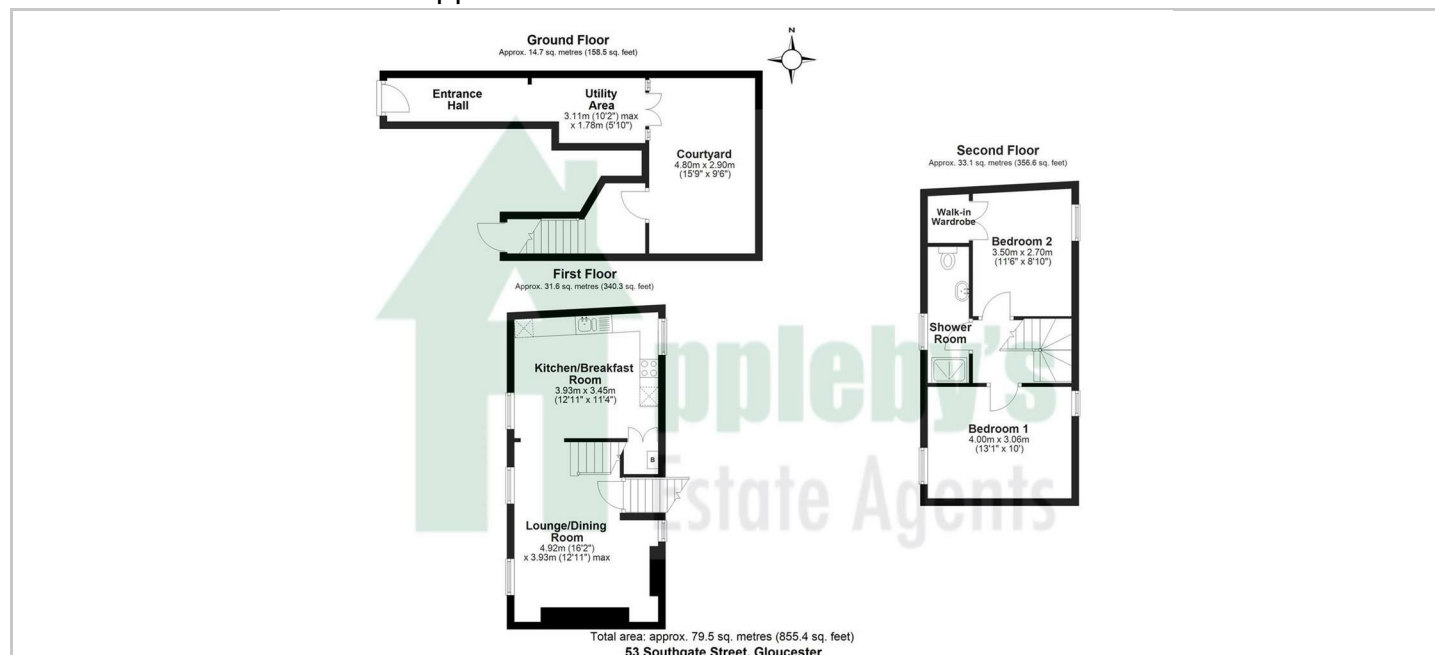
### Services

Mains drainage, Gas central heating  
 Gloucester City Council tax band A

### Tenure

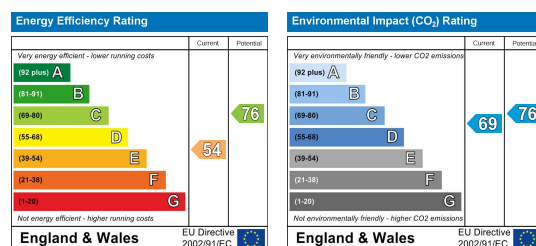
Leasehold  
 999 years from 1 January 2007- 981 years remaining  
 Ground Rent : £100.00 PA approx.

### Area Map



### Floor Plans

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect