



Flat 20, The Clock Tower Huckley Field, Abbeymead, Gloucester, GL4

FCV  
£192,500

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

\*\*\*Motivated seller with no onward chain\*\*\*

Located within a charming historic building in the heart of Abbeymead, this generously sized two double-bedroom first-floor apartment offers a perfect blend of character and modern living.

The apartment features a spacious open-plan living area, ideal for both relaxing and entertaining. The modern kitchen is well-equipped with ample storage and integrated appliances.

The main bedroom benefits from an en-suite shower room, while the second double bedroom is equally well-proportioned, making it perfect for guests or a home office. A stylish family shower room completes the accommodation.

Situated behind secure electric gates, the property includes an allocated parking space for added convenience.

With its historic charm and contemporary finish, this apartment is a fantastic opportunity for first-time buyers, downsizers, or investors.


Agents Note.  
Leasehold.  
Lease length: 125 years from 1 June 2006 to 31 May 2131 - 106 years remaining.  
Service Charges: £127 per month.  
Ground Rent: £200 per annum.  
Managed by Warwick Estates Property Management Ltd  
EPC Rating: D61  
Gloucester Council Tax Band: B  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area  
Broadband (estimated speeds)  
Standard 14 mbps  
Superfast 75 mbps

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)

- Two Double Bedroom Apartment
- Fantastic First Time Purchase
- En-Suite To Master Bedroom
- No Onward Chain
- Secure Allocated Off Road Parking Space
- Views Over Adjacent Park And Orchard
- EPC Rating: D61
- Council Tax Band: B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area<sup>(1)</sup>  
720.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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