



£140,000

- ***NO ONWARD CHAIN***
- Top Floor Flat
- Juliet Balcony
- Good Location with Views to Hillside
- Allocated Parking Space
- Close to Local Amenities
- Secure Door Entry System
- Good Size Rooms Throughout

The Property

TG Sales are delighted to offer to the market this well presented 2 bedroom TOP FLOOR flat, situated on a No Through road.

Welcome to an ideal example of a First-time buyer's home or Investment opportunity. With little to no work to do here this can be somewhere you move in to and begin to enjoy immediately.

Alternatively, as an investment you could be expecting circa £850pcm.

Inside the property a full hall way leads to all rooms, with access to the Kitchen via the Lounge/Diner. A Juliet Balcony open to offer views of the surrounding hills. Two good size bedrooms and bathroom complete the interior.

Outside there is a communal seating area and bike/bin store. Allocated parking spaces as well as on road visitor parking available.

Tenure (Leasehold) • Lease expiry – 01.01.2132 • Current Ground Rent - £250 Per Annum • Current Service Charge - £1,683.00 Per Annum with rebate offered if costs are under this figure.



Directions

SATNAV postcode GL4 4PG

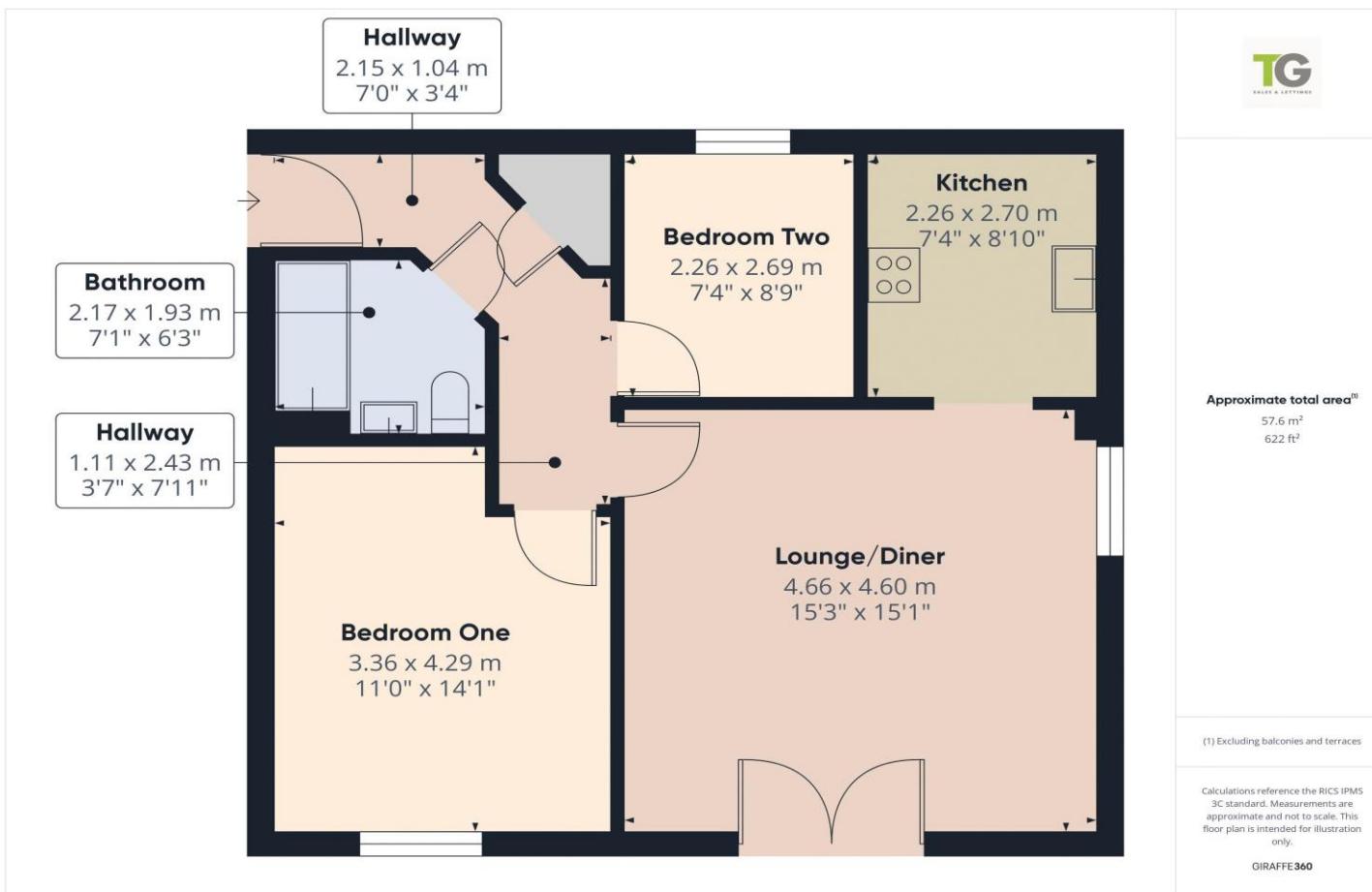
Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Head Office
TG Sales & Lettings
48 Stroud Road
Gloucester
Gloucestershire
GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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