

11a Brunswick Square, Gloucester GL1 1UG

£115,000

naylor powell

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• No onward chain • Top floor apartment • Situated in the popular Brunswick Square • Allocated parking to the rear of the property • Potential rental income of £750 pcm • EPC rating D68 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

£115,000

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Kitchen & Living Room
A spacious open plan living area incorporating a fitted kitchen equipped with an integrated oven, hob and extractor hood. There is under-counter space for a fridge/freezer and washing machine. The living area is enhanced by Velux windows, flooding the room with natural light while providing excellent ventilation.

Bedroom
A generous double bedroom featuring built-in wardrobes, with multiple Velux windows allowing an abundance of natural light to fill the room.

Bathroom
Modern white suite with shower cubicle, w.c. and wash hand basin completed with velux window.

Outside
To the rear of the property is an allocated parking space with private access directly to the property. The property can also be accessed via the main front entrance. Residents of Brunswick Square also enjoy access to the attractive communal gardens, available exclusively to owners within the Square.

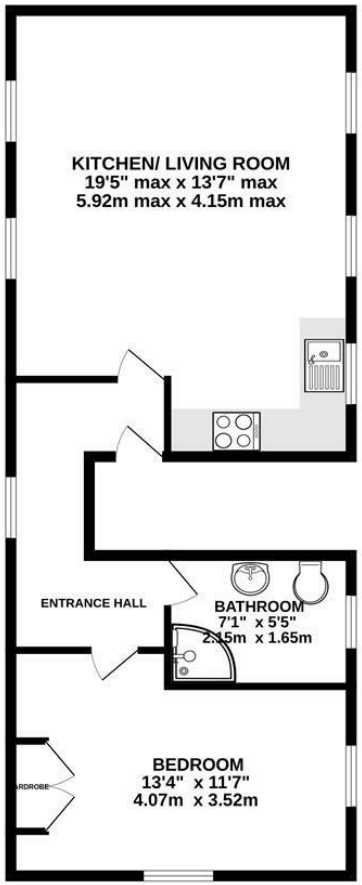
Location
Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

Material Information
Tenure: Share of Freehold. 999 year lease with 986 years remaining Managed by Brunswick Court Management LTD. Service charge of £600 per annum, paid quarterly (£150 per quarter).
Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Mains
Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed
Mobile phone coverage: Three, EE, Vodafone, O2.





GROUND FLOOR

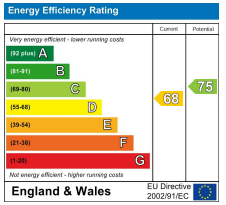


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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