



Flat 17, 57 Friars Orchard , Gloucester, GL1 1GE

Offers in excess of £125,000



We are delighted to welcome to the market this spacious and stylish one-bedroom apartment, perfectly suited for first-time buyers or investors alike.

Located on the third floor, the property features contemporary open-plan living, a modern fitted kitchen, and a private balcony—ideal for relaxing or entertaining.

Bright, well-maintained, and ready to move into, this is a fantastic opportunity not to be missed.



Communal Entrance

Accessed via gated entrance, stairs & lift to all floors.

Entrance Hallway

Approached via front door, electric radiator, power points, large storage cupboard, doors to all other rooms.

Open Plan Kitchen/Lounge/Diner

Upvc double glazed french doors leading to balcony, eye & base level units with roll edge work tops. sink/drain, electric oven with induction hob & hood, power points, television point. two electric radiators, space for further appliances.

Bedroom

Upvc double glazed windows to rear, electric radiator, power points.

Bathroom

Modern white suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Tenure & Charges

Leasehold- 250 years from 2014.

Built By Linden Homes

Management Charges- £267.08 per quarter.

Ground Rent- £72 per annum.

Management Company- A Dandy Wren

Local Authority

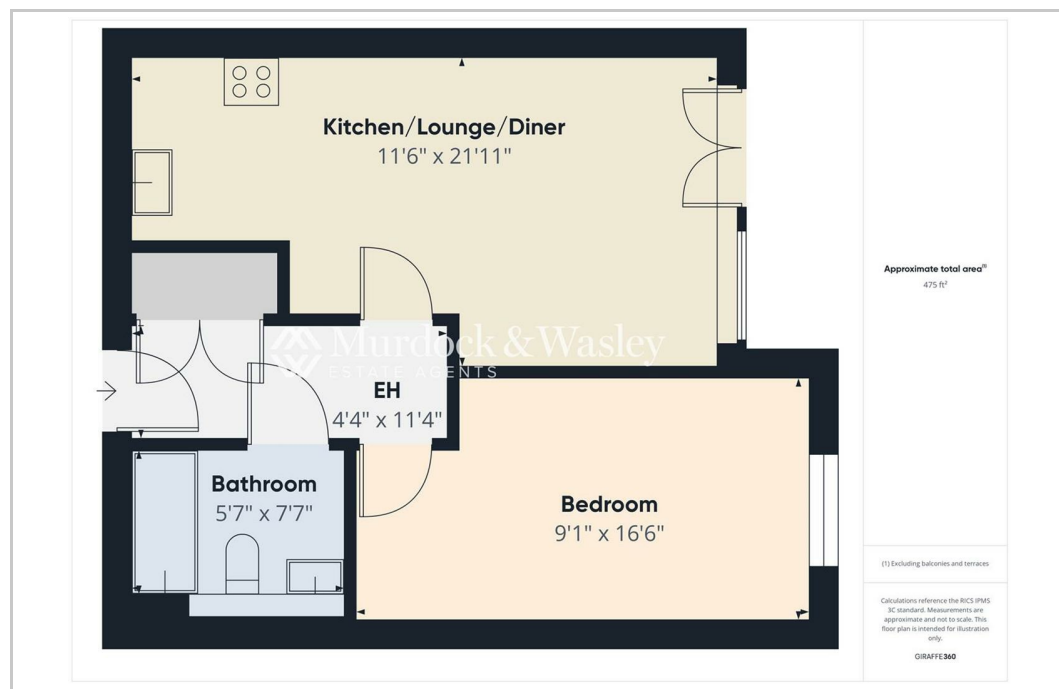
Gloucester City Council- Band A

Services

Mains water, electricity & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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