



Flat 9, Bisley House Falcon Close, Quedgeley

Gloucester

£155,000

Flat 9

Bisley House Falcon Close, Gloucester

We are delighted to bring to the market a Modern FIRST Floor apartment located on the sought after GREEN FARM development with access to local amenities and the M5 Motorway

Accommodation comprises of Entrance Hall, OPEN PLAN Lounge/Diner/Kitchen, TWO Bedrooms and a Family Bathroom.

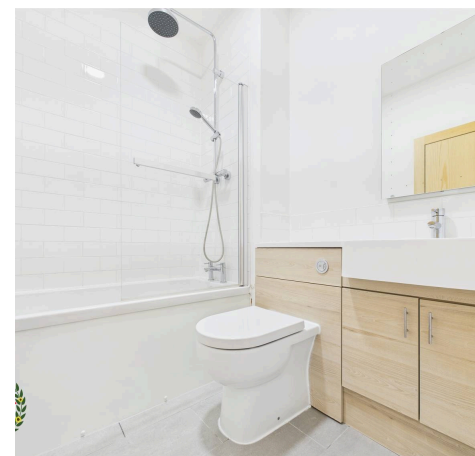
Further benefits include an INTERCOM ENTRY PHONE SYSTEM, Double Glazing, Gas Radiator Central Heating and TWO ALLOCATED Parking Spaces

Property for sale through Michael Tuck Estate Agents. Suggested Rental value of £950pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

- Family Bathroom
- No Onward Chain
- Two Double Bedrooms
- Open Plan Lounge & Kitchen
- Energy Rating C76
- First Floor Apartment
- Double Glazing & Gas Radiator Central Heating
- Two Allocated Parking Spaces



Entrance Hall

Dimensions: 17' 5" x 4' 4" (5.30m x 1.32m).

Open Plan Kitchen/Living Area

Dimensions: 18' 8" x 12' 2" (5.69m x 3.71m).

Master Bedroom

Dimensions: 12' 9" x 9' 3" (3.88m x 2.82m).

Bedroom Two

Dimensions: 10' 1" x 8' 3" (3.07m x 2.51m).

Bathroom

Dimensions: 6' 6" x 6' 2" (1.98m x 1.88m).

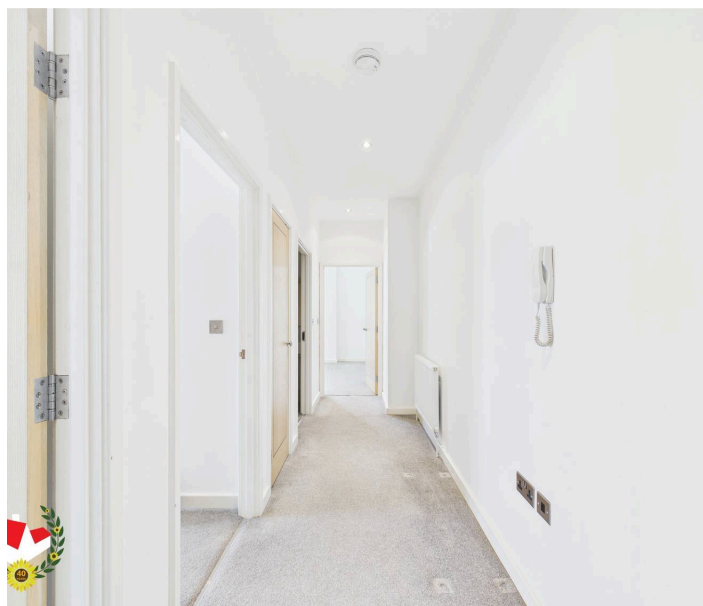
Two Allocated Parking Spaces**Tenure**

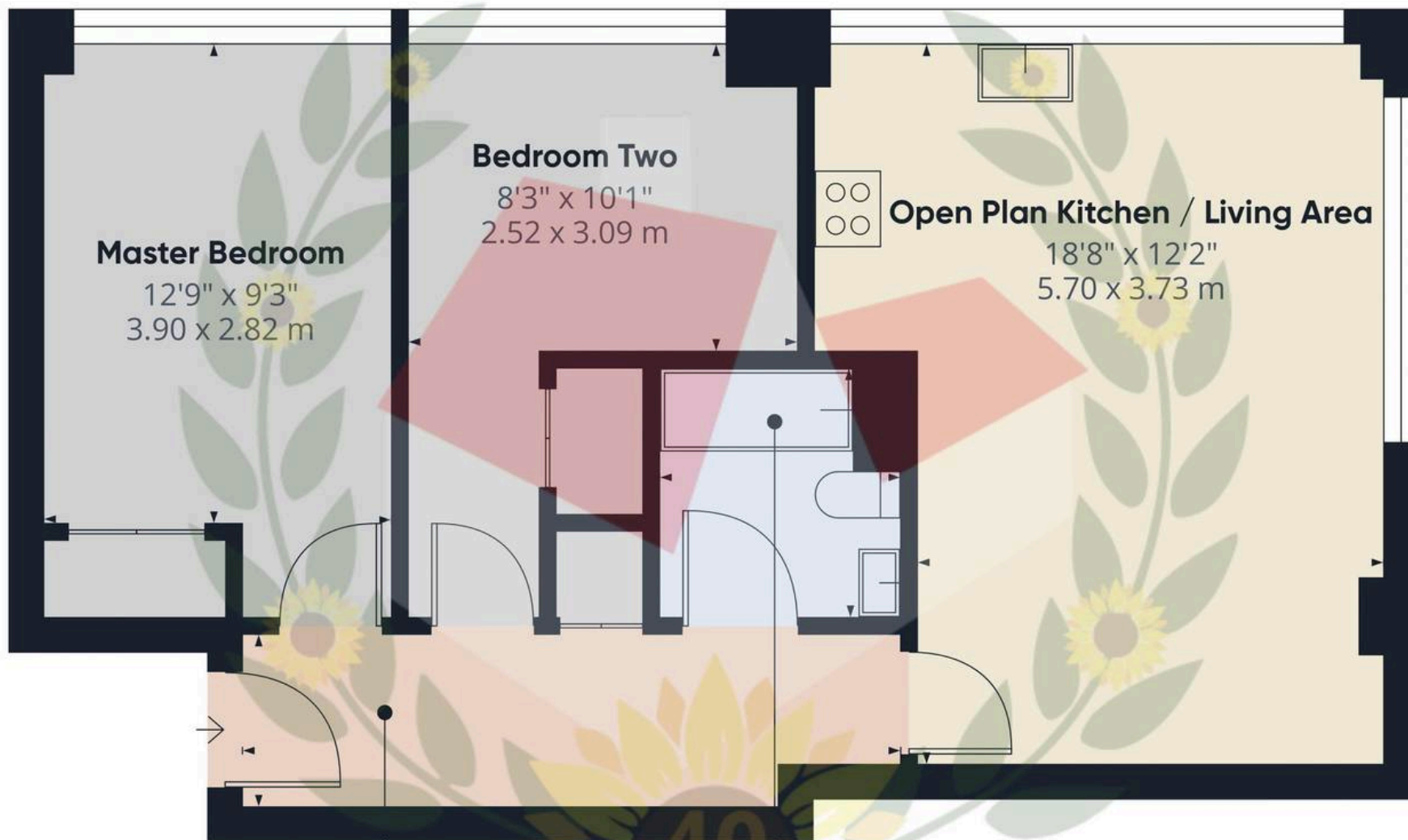
Leasehold Expiry Date of Lease: c.2143 Ground rent: £250 pa Rising Ground Rent: Yes, by RPI every 25 years Service Charge: £1450.88 Per Annum Includes Maintenance, cleaning and buildings insurance

Additional Information

Gas: Mains Electric:

Mains Water & Sewerage: Mains





Entrance Hall
4'4" x 17'5"
1.34 x 5.32 m

Bathroom
6'6" x 6'2"
2.00 x 1.89 m

Approximate total area⁽¹⁾

627 ft²
58.2 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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