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# Flat 53 Southgate Street

, Gloucester, GL1 1TX

**Guide price £130,000**



This very well presented Grade II listed "Duplex" apartment is spacious benefitting TWO DOUBLE bedrooms & KITCHEN DINER, this would be an ideal first time buy situated in Gloucester City Centre next to Docks & Gloucester Quays\*\*\*CHAIN FREE\*\*\*



Entrance Hall/Utility 10'2 x 5'10 (3.10m x 1.78m)  
 Courtyard 15'9 x 9'6 (4.80m x 2.90m)  
 Stairs to First Floor  
 Lounge/Dining Room 16'2 x 12'11 (4.93m x 3.94m)  
 Stairs to Second Floor  
 Bedroom 1 13'1 x 10,0 (3.99m x 3.05m,0.00m)  
 Bedroom 2 11'6 x 8'10 (3.51m x 2.69m)  
 Shower Room

### OUTSIDE

Situated in the city centre close to Gloucester Quays the apartment has its own Entrance hall which is a useful space and also has the plumbing for a washing machine.  
 The doors from the main entrance open up to the rear Courtyard and a further door into the apartment.

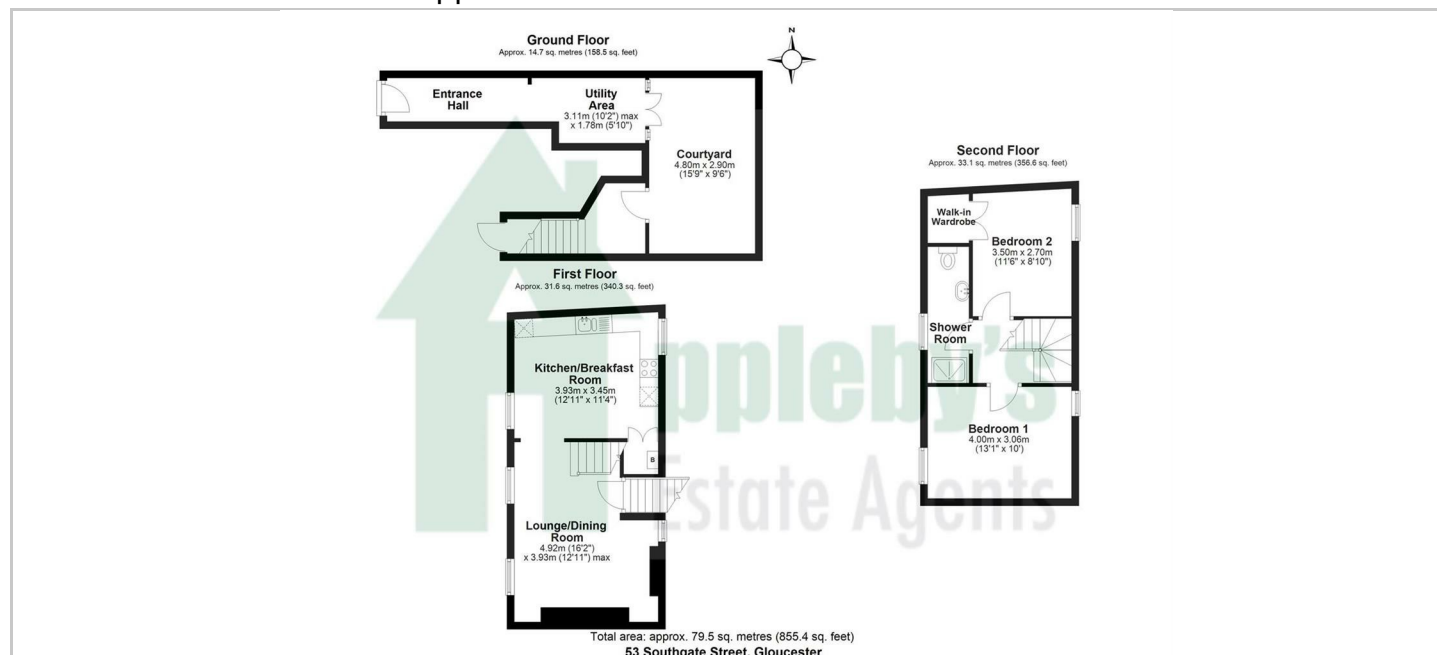
### Services

Mains drainage, Gas central heating  
 Gloucester City Council tax band A

### Tenure

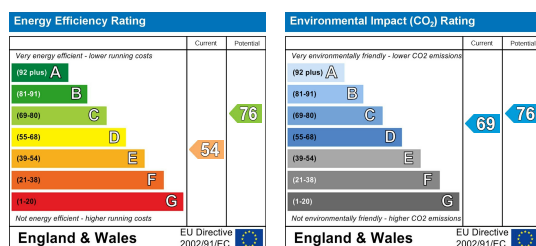
Leasehold  
 999 years from 1 January 2007- 981 years remaining  
 Ground Rent : £100.00 PA approx.

### Area Map



### Floor Plans

### Energy Efficiency Graph



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