



## Lower Gate House, 1 Bridle Court

Hempsted, Gloucester, GL2 5LD

**Offers in excess of £189,950**



Murdock & Wasley Estate Agents are delighted to present this ground floor two double bedroom maisonette, set within a gated development in a sought-after village location, just a short distance from the town centre. Offered to the market with no onward chain, the property benefits from allocated off-road parking and well-maintained wrap-around communal gardens, making it an attractive option for a variety of purchasers.

Accommodation Comprises: Entrance Hall, Kitchen, Lounge / Diner, Two Bedrooms and Bathroom.



### Entrance Hall

Accessed via composite double glazed door, power points, telephone point, radiator. Doors lead off:

### Lounge/ Diner

Tv point, telephone point, power points, two radiators, space for dining table, two side aspect double glazed windows, opening through to:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points. AEG oven/ grill with four ring gas hob and extractor hood over, integral fridge/ freezer, dishwasher and washing machine. Partly tiled walls, inset ceiling spotlights, side aspect double glazed window.

### Bedroom 1

Power points, radiator, built in wardrobe with shelving and hanging rails, wall panelling, side aspect double glazed window.

### Bedroom 2

Power points, radiator, front aspect double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the

mains over, pedestal wash hand basin with a mixer tap over, low level wc. Heated towel rail, shaver point, vanity mirror with storage, vinyl flooring.

### Outside

Situated within gated grounds that can be accessed remotely or via a passcode the property boasts an allocated parking space, further visitor spaces and wrap around communal lawn.

### Tenure & Charges

999 years from 1 July 2008 with a share of the freehold with the apartment above.

Maintenance - £405.79 per annum to cover costs for general maintenance of the development and security.

Building insurance is split equally with the owner above with a cost of approximately £100 per annum

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electricity and 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			
(69-80) C		78	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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