

Flat 2, 3 Burrows Close, Gloucester, GL2 5SB

£76,500

CHOSEN
ESTATE AGENTS

THE PROPERTY

A beautifully presented one-bedroom ground floor apartment, situated in the convenient location of Hempsted, Gloucester. Available to purchase through Shared Ownership and offered with **no onward chain**, this modern home presents a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder.

The accommodation is thoughtfully laid out, with a bright and spacious open-plan kitchen and living area forming the heart of the home. The contemporary kitchen features stylish white units, generous worktop space and integrated appliances, while the living area offers plenty of room for both comfortable seating and dining furniture. Large windows allow natural light to fill the space, creating a welcoming and airy feel throughout.

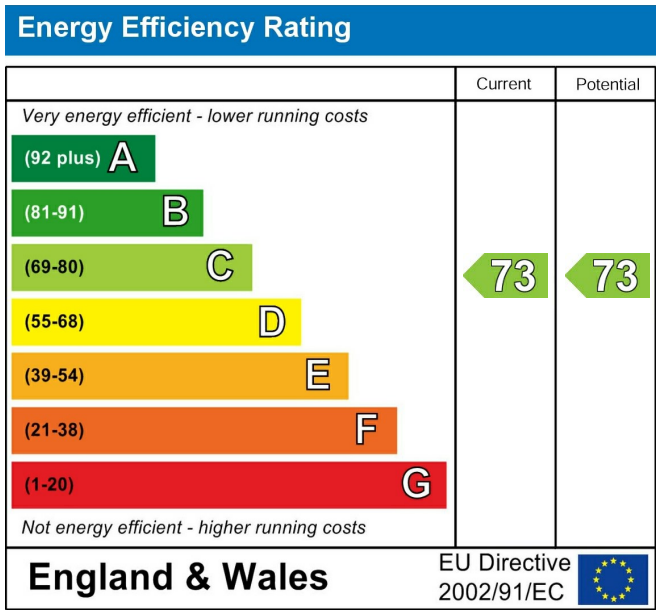
The property also benefits from a generously sized double bedroom, comfortably accommodating a king-size bed alongside additional furniture. A modern bathroom is fitted with a bath and shower over, wash basin and WC, while the entrance hallway provides access to all rooms and offers useful storage space.

Positioned in Hempsted, the apartment enjoys excellent access to a range of local amenities, with Gloucester Quays, the city centre, shops and leisure facilities all within easy reach. The location is also particularly convenient for commuters, with excellent road connections to the A417 and M5 motorway network.

Combining modern interiors, practical ground floor living and a well-connected location, this is an ideal low-maintenance home for those looking to get onto the property ladder. **Early viewing is highly recommended.

- One Bedroom Ground Floor Apartment
- 45% Shared Ownership Property
- No Onward Chain
- Allocated Off Road Parking Space
- Close To The Popular Gloucester Docks
- Communal Gardens
- EPC Rating: C73
- Council Tax Band: A

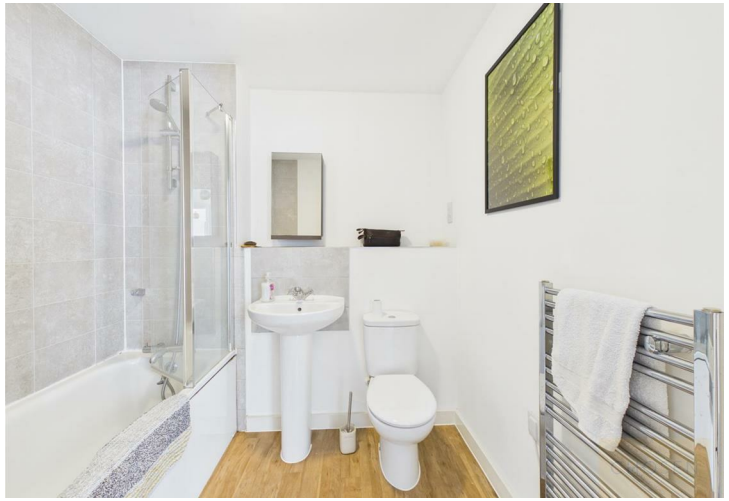
Agents Note:
Property Type: Apartment**
Full selling price: £170,000.00
Pricing Options: Shared ownership
Tenure: Leasehold
The property is held on a shared ownership leasehold basis with a 45% share owned by
the client. The remaining equity is held by The Guinness Partnership Ltd. Granted lease
term 250 years from new. Lease end date 14/05/2271. Unexpired lease term at inspection
date 245 years, 2 months, 23 days excluding the end date.
Share price: £76,500
Monthly rent based on 45% share: £260.68
Yearly Ground Rent Cost: £0.00
Monthly Management Cost: £144.14
Council tax band: A
EPC rating: C73



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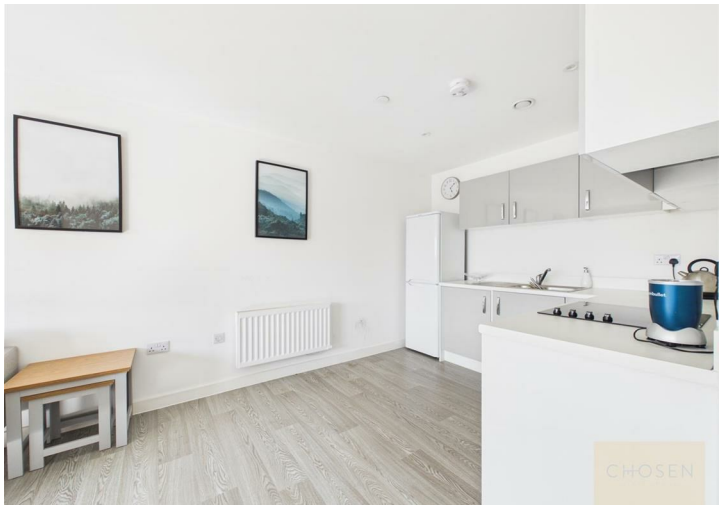
















Approximate total area(1)

521 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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