



Flat 4, Fitzalan House Park Road, Gloucester

Gloucester

In Excess of **£120,000**

Flat 4

Fitzalan House Park Road, Gloucester

We are delighted to bring to the market a GROUND FLOOR Apartment located in Gloucester Town Centre within walking distance of a range of local amenities including Bus and Train station, Supermarket and Gloucester's Historic Docks. Accommodation comprises of Entrance Hall, 14'10 x 13'6 Open Plan Living Area/Kitchen, 13'2 DOUBLE Bedroom and Family Bathroom.

Further benefits include Double Glazing and Gas Radiator Central Heating.

Call 01452 543200 To View

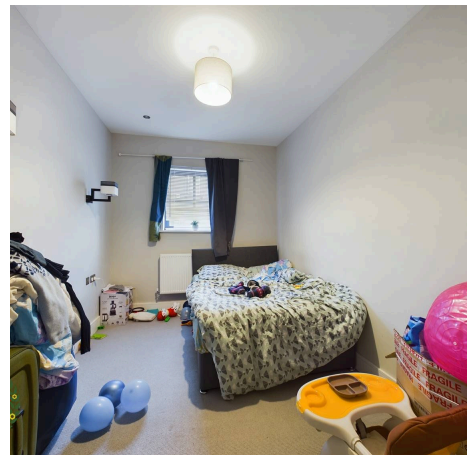
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Apartment
- 13'2 Double Bedroom
- 14'10 x 13'6 Open Plan Living Area/Kitchen
- Family Bathroom
- Gas Radiator Central Heating
- Double Glazing
- Close to Range of Amenities
- Energy Rating C76



Entrance Hall**Open Plan Lounge & Kitchen**

Dimensions: 14' 10" x 13' 6" (4.52m x 4.11m).

Double Bedroom

Dimensions: 13' 2" x 8' 6" (4.01m x 2.59m).

Family Bathroom

Dimensions: 7' 9" x 5' 6" (2.36m x 1.68m).

Tenure - Leasehold

Expiry Date of Lease: 24-12-2143

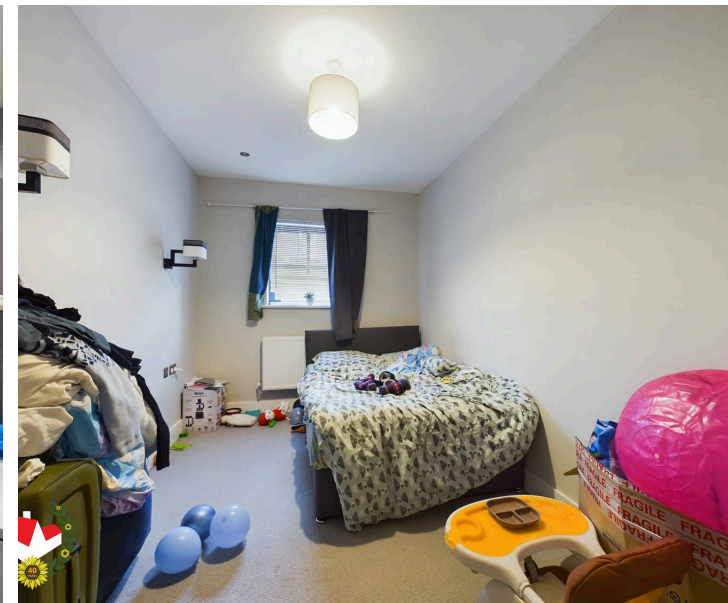
Ground Rent: £100 Per Annum Service Charge:

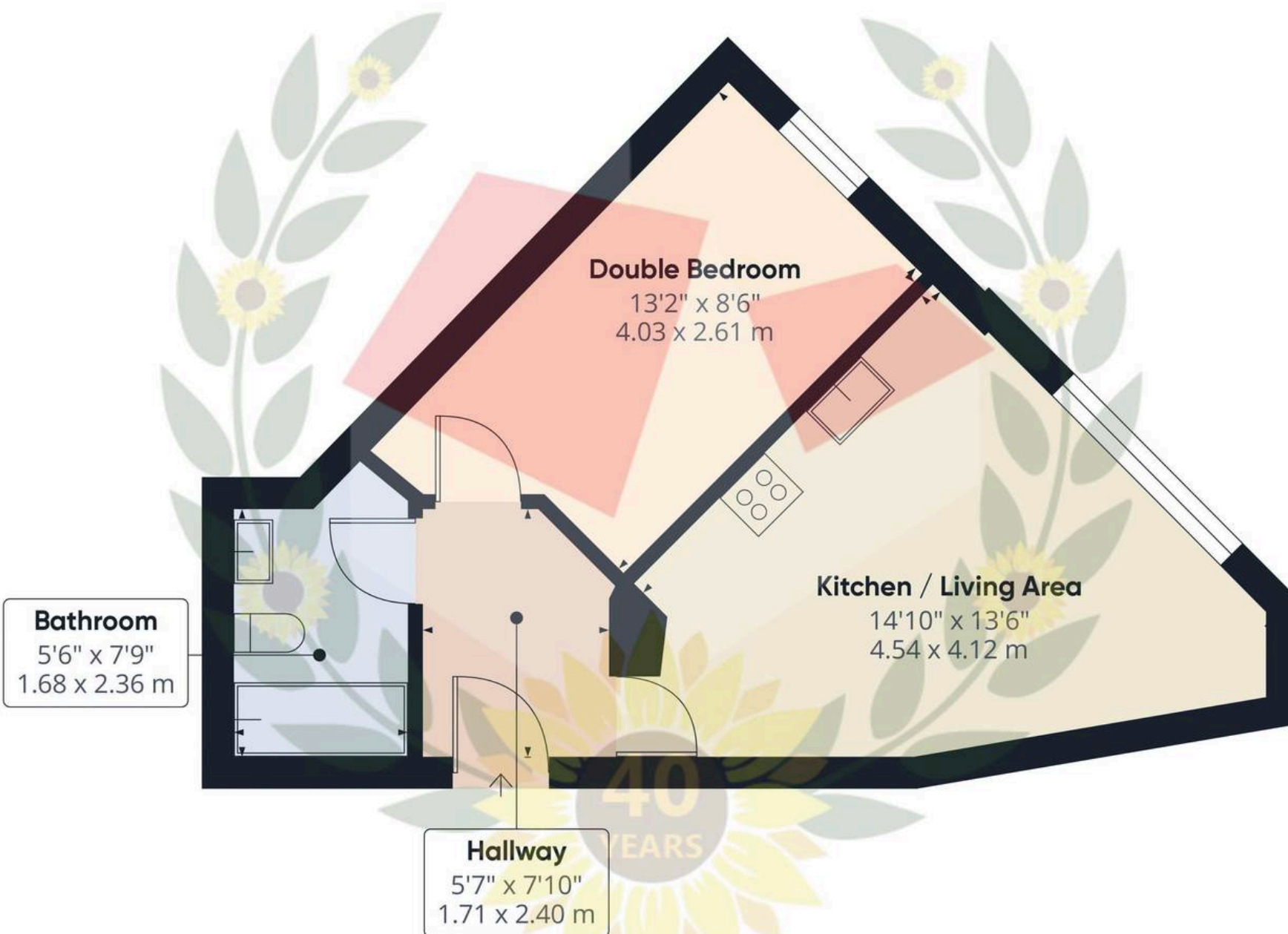
Jan-December 2025 £1345.73 Includes: Communal, Gutter and window cleaning, hygiene services, gate and parking access maintenance, lift maintenance electricity to communal areas, plumbing, heating and drains maintenance, management fees, out of hours service, fire and safety inspections, buildings insurance, engineering insurance and reserve fund

Additional Information

Gas & Electric - Mains

Water & Sewerage - Mains





Approximate total area⁽¹⁾

398.8 ft²

37.05 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.

GIRAFFE360



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