



MICHAEL TUCK
ESTATE & LETTING AGENTS



Flat 8, Bisley House Falcon Close, Quedgeley

Gloucester

In Excess of £165,000

Flat 8

Bisley House Falcon Close, Gloucester

We are delighted to bring to the market a Modern GROUND Floor apartment located on the sought after GREEN FARM development which benefits from an OPEN PLAN LIVING ROOM & KITCHEN with Integrated Appliances and Two DOUBLE Bedrooms.

Accommodation comprises of Entrance Hall, c.20' OPEN PLAN Kitchen/Living Space, TWO Bedrooms with BUILT-IN WARDROBES 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 £925pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call 01452 543200 To View!

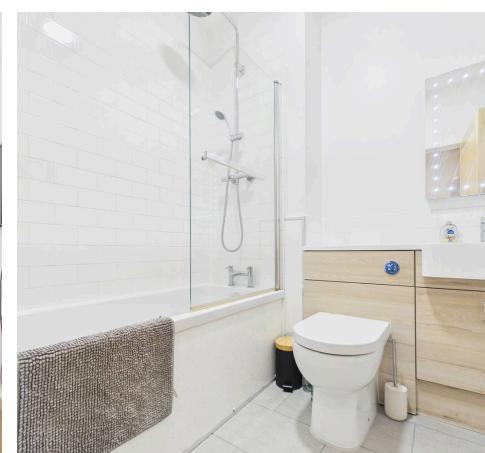
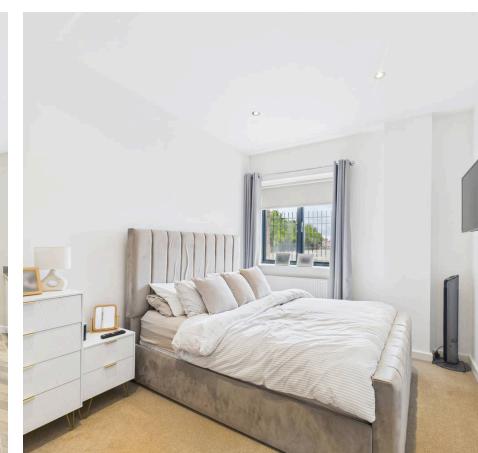
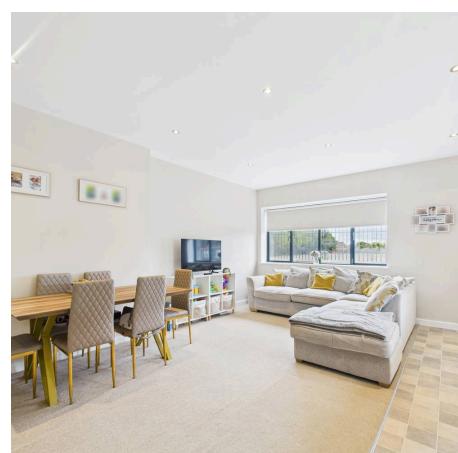
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge and Kitchen
- Built in Double Wardrobes to Both Bedrooms
- Gas Radiator Central Heating
- Double Glazing
- Two Allocated Parking Spaces



Entrance Hall

Open Plan Living Room & Kitchen

20' 2" x 14' 2" (6.15m x 4.32m)

Master Bedroom

14' 8" x 13' 2" (4.46m x 4.02m)

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.80m)

Bathroom

6' 9" x 6' 3" (2.06m x 1.90m)

Information

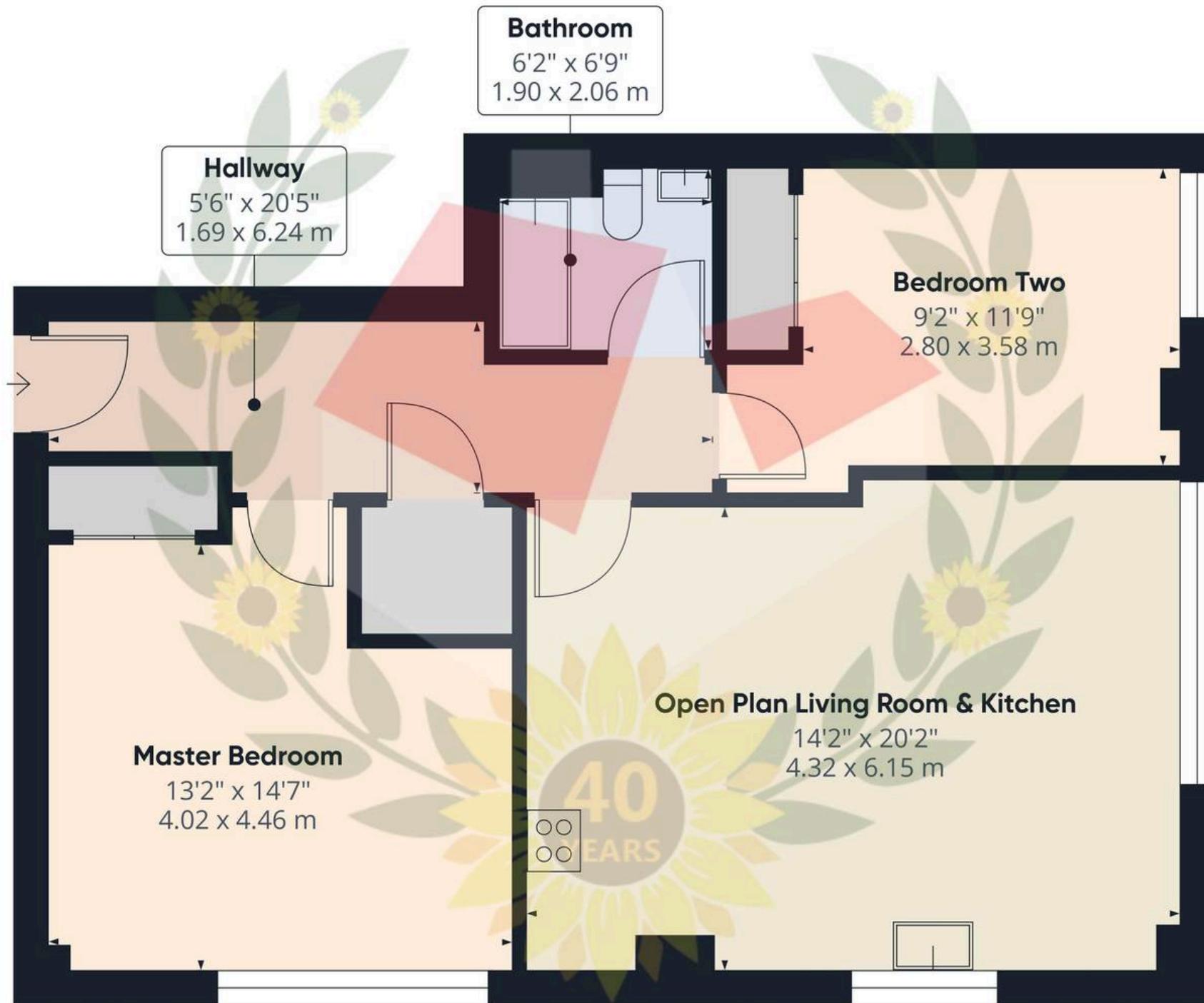
Tenure - Leasehold Length of Lease - 125 Years from 2017

Ground Rent - £250 pa Service Charge - £1737 pa

Additional Information

Gas - Mains Electric - Mains Water - Mains





Approximate total area⁽¹⁾

758 ft²
70.4 m²

(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.

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Quedgeley

1 School Lane, Quedgeley – GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.