



**Flat 5, 10 Great Western Road, Gloucester GL1 3PP**  
**£130,000**



## Flat 5, 10 Great Western Road, Gloucester GL1 3PP

• No onward chain • One bedroom apartment • City centre location • Secure allocated parking space • Potential rental income of £775pcm • EPC rating B84 • Gloucester City Council - Tax Band A (£1,492.52 per annum 2025/2026)

**£130,000**

### Entrance Hallway

Entrance hallway with storage cupboard and intercom system provides access to the bedroom, bathroom, kitchen and living room.

### Kitchen

Modern gally style kitchen with built-in oven, microwave, fridge freezer and washing machine.

### Living Room

Large living area with Juliet balcony. Convenient space for a dining area is also provided.

### Bedroom

Double bedroom with built-in wardrobe and Juliet balcony.

### Bathroom

Modern white suite comprising w.c, wash hand basin and bath with shower overhead.

### Outside

The property has a car park with an allocated space.

### Location

Within the heart of the historic Gloucester, close

to the Royal Hospital, Lime Court is ideally located for easy access to the city alongside those looking commute through bus routes and the train station, housing a direct line to London Paddington. With a range of local amenities along London Road to include a general store, pub, hairdressers and service station, whilst additional superstores can be located throughout the city alongside both primary and secondary schooling.

### Material Information

Gloucester City Council - Tax Band A (£1,492.52 per annum 2025/26)

Tenure - Leasehold. 125 years from 1st September 2001. Ground rent of approximately £96.53 per annum and a service charge of £2,089 per annum, managed by First Port. \*correct as of 10/11/2025\*

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: Three, EE, Vodafone, O2.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

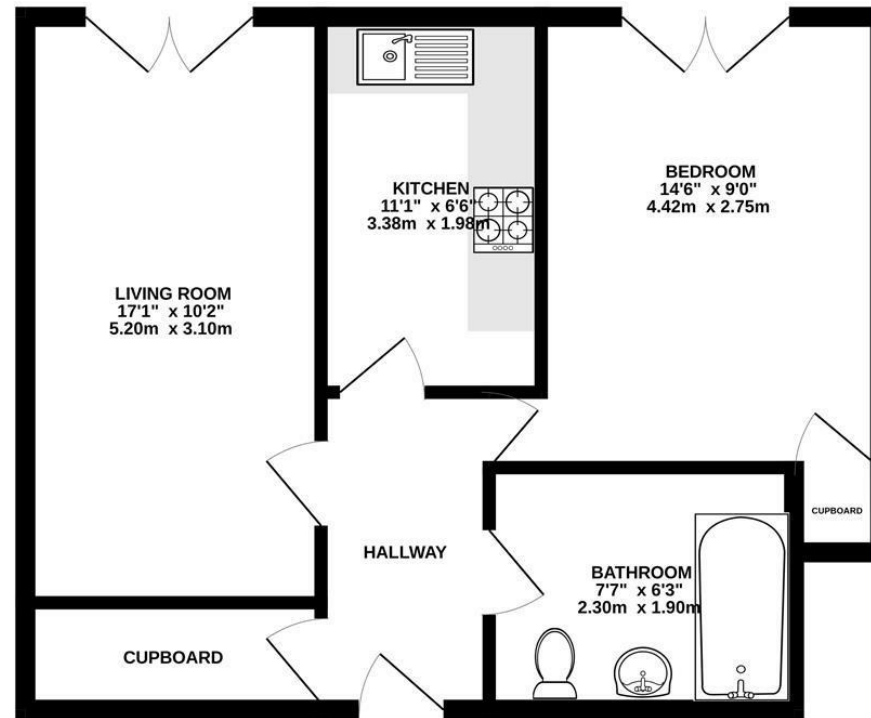
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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