



Flat 13 Athelstan House, Station Road, Gloucester, GL1 1AP

£175,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on Station Road in the vibrant city of Gloucester, this modern two-bedroom apartment offers a delightful blend of contemporary living and convenience. Situated on the top floor, there is an abundance of natural light through its stunning floor-to-ceiling windows.

The spacious open-plan kitchen-dining-living area that has been recently decorated throughout, creating a fresh and inviting atmosphere. This layout is perfect for both relaxation and entertaining, allowing for a seamless flow between the living space and the kitchen.

The apartment features two double bedrooms with ample built-in storage, ideal for a small family, professionals, or those seeking a comfortable guest room. The modern bathroom is thoughtfully designed, ensuring both functionality and style. There is also a separate utility closet with access to water mains - suitable for a washing machine, tumble dryer and additional storage.

One of the standout features of this property is the absence of an onward chain, making the purchasing process straightforward and hassle-free. Whether you are a first-time buyer or looking to invest in a rental property, this apartment presents an excellent opportunity in a desirable location.

With its close proximity to local amenities, transport links, and the rich history of Gloucester, this apartment is not just a home but a lifestyle choice.

Agents Note.

Leasehold.

Lease length: 299 years from December 2016 - 289 years remaining.

Service Charges: £1,448.35 per annum.

Ground Rent: £250 per annum.

EPC Rating: B84


Gloucester City Council Band: B

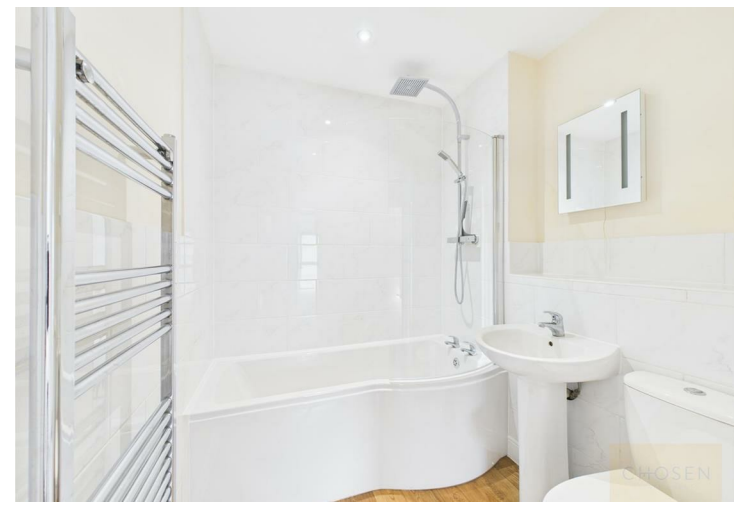
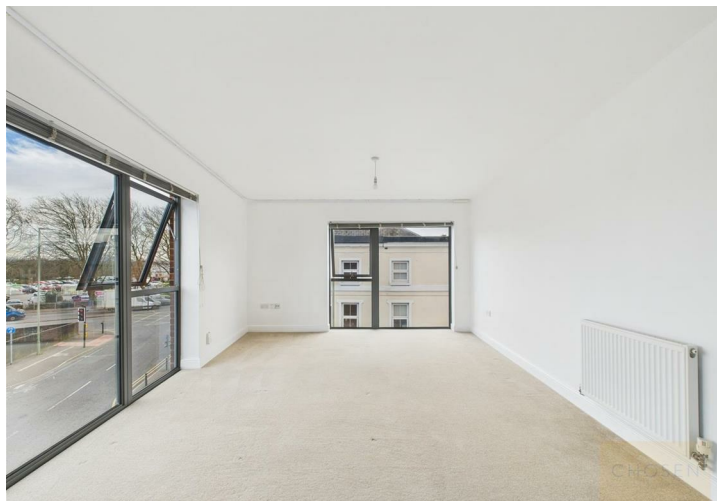
Mains Electric and Water are connected.

Fibre Broadband is available in the area.

- Beautifully Presented Two Bedroom Apartment
- Modern Open Plan Living
- Recently Decorated Throughout
- EPC Rating: B84
- Top Floor
- Convenient Location To Town And Train Station
- No Onward Chain Throughout
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	





Approximate total area⁽¹⁾
728.94 ft²

(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 are based on RICS IPMS 3C standard.