Murdock & Wasley
ESTATE AGENTS



Cathedral Court London Road

Gloucester, GL1 3QE

Offers over £100,000

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Murdock & Wasley Estate Agents are delighted to welcome this beautifully presented one-bedroom apartment, exclusively available to the over 55s. The development offers a range of facilities for residents, including a communal lounge, attractive communal gardens and parking facilities, alongside a 24-hour emergency response system and secure door entry.

The apartment itself offers spacious and well-presented accommodation throughout, comprising a generous lounge/diner, kitchen, two well-proportioned bedrooms and shower room.







Entrance Hall
Power points, storage heater, emergency pull cord, door to airing cupboard. Doors lead off:

Lounge/Dining Area
Tv point, telephone point, power points, two storage heaters, feature electric fireplace, emergency pull cord, coving, side and front aspect upvc double glazed windows and juliette balcony.

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, four ring electric hob with extractor hood over, eyelevel oven/grill, space for undercounter fridge. Partly tiled walls, emergency pull cord, laminate flooring, coving, side aspect upvc double glazed window.

Dining Room
Power points, storage heater, coving, side aspect upvc double glazed window.

Bedroom
Tv point, telephone point, power points, storage heater, emergency pull cord, fitted wardrobes, coving, front aspect upvc double glazed window.

Shower Room
Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with separate taps over and storage below. Fully tiled walls, tiled flooring, coving.

Outside
There are communal gardens with a shed, communal parking on a first come first served basis and a bin store.

Agents Notes
There is also a communal lounge, kitchen and laundry room for the residents to use and the opportunity to book a guest suite for visitors.

Tenure & Charges
Leasehold.
Lease Length: : 125 years from 1 January 2006
We are advised that there is an estate charge of £2,800.00, payable every 6 months..
Management Company- First Port

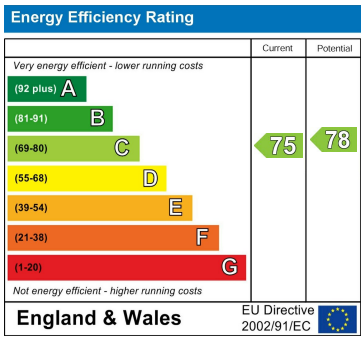
Services
Mains water, drainage and electricity.

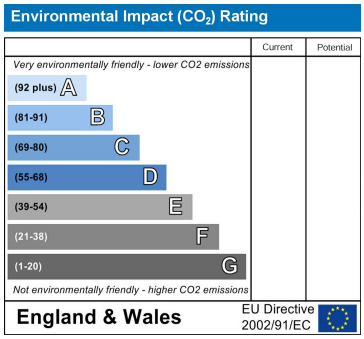
Local Authority
Gloucester City Council.
Council Tax Band: B

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note
Please note we are waiting for probate.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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