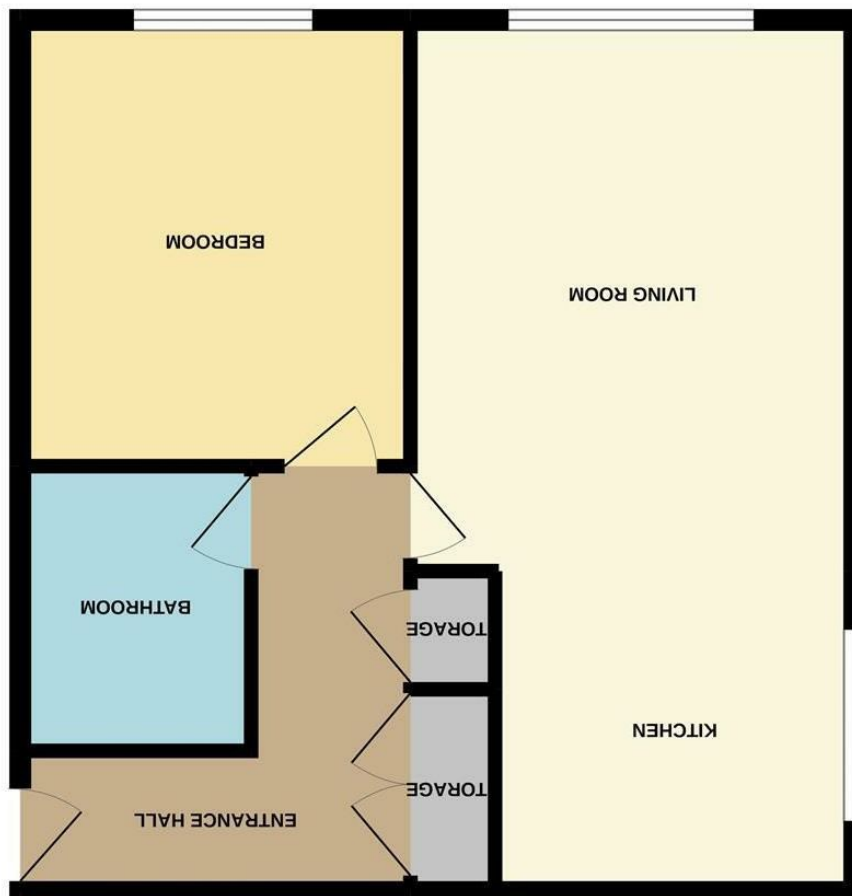
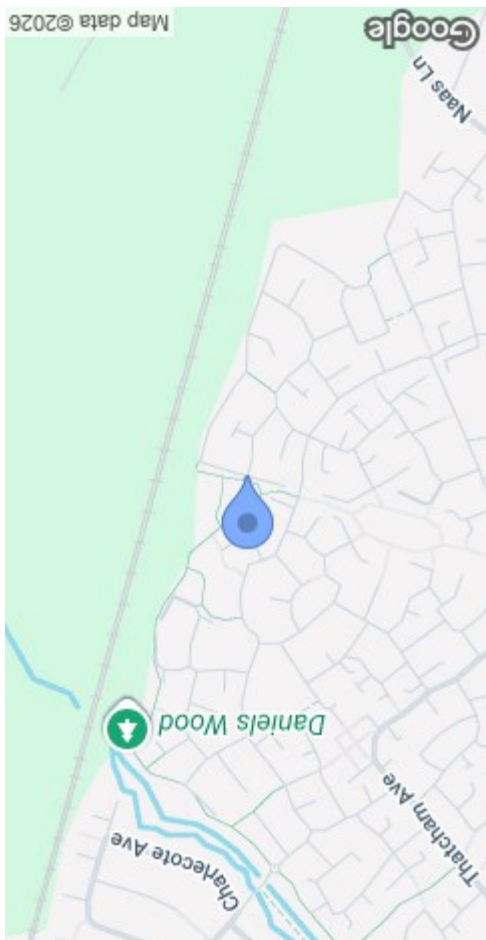




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



Flat 9, 34 Bromley Road  
 Kingsway, Gloucester GL2 2JD

**£52,000**

Chain free 40% share of this spacious one bedroom second floor apartment with gas fired central heating, upvc double glazing and off road parking situated opposite a green.

Accommodation comprises hallway with a double storage cupboard and wardrobe, open plan living space comprising a lounge with views and a fitted kitchen with built in appliances, bedroom and the bathroom with a white suite.

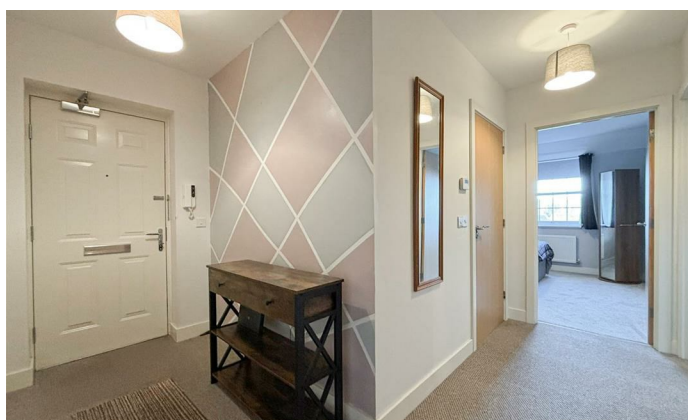
Outside of the property you have block paved off road parking and a bike store.

This apartment can only be purchased on a 40/60 equity split with Elim Housing.  
Share Example 40% share - £52,000 and Monthly Rent £295.00

Kingsway Village is a growing suburb located three miles south of the City of Gloucester, adjacent to the suburbs of Quedgeley and Tuffley.

Kingsway is built upon the old RAF Quedgeley site and the development of the site was started in 2006 by several housing developers.

The village now has two primary schools which are Kingsway Primary School and Waterwells Primary Academy. There is an array of local amenities to include various retailers, a choice of supermarkets, a gym, doctor's surgery, a community centre and two pubs great for families, The Rose Tree and The Barn Owl. Further to this there is a regular bus service and the M5 is within easy reach with both Northbound and Southbound access.



Front door leads into:

#### **ENTRANCE HALLWAY**

Single radiator, built in storage cupboard with shelving, built in wardrobe, telephone point.

#### **OPEN PLAN LIVING SPACE**

23' x 11'4 max (7.01m x 3.45m max)

#### **LOUNGE AREA**

Two single radiators, tv point, upvc double glazed Georgian style window to front elevation overlooking the surrounding area and hillsides beyond.

#### **KITCHEN AREA**

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine, cupboard housing the gas fired combination boiler, extractor fan, upvc double glazed Georgian style window to side elevation.

#### **BEDROOM**

10'6 x 10'6 (3.20m x 3.20m)

Single radiator, telephone point, tv point, access to loft space, upvc double glazed Georgian style window to front elevation with views.

#### **BATHROOM**

7'2 x 5'6 (2.18m x 1.68m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, shaver point and light, extractor fan.

#### **OUTSIDE**

There is allocated block paved off road parking and a brick built bike shed.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

#### **LOCAL AUTHORITY**

Council Tax Band: A  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

#### **TENURE**

Leasehold.

#### **LEASE**

125 Years From 2017.

#### **MAINTENANCE CHARGES**

Approximately £40.00 Per Month.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

On entering Kingsway onto Woodvale proceed along here turning right onto Thatcham Avenue at the mini roundabout then take the third turning left onto Brize Avenue then continue onto Goose Bay Drive then turn left onto Fauld Drive then left onto Bromley Road where the property can be found.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

