



Flat 13, Tudor Court 4-6, Gloucester - GL1 3DR
£115,000

Farr & Farr Sales & Lettings

Flat 13

Tudor Court 4-6 Alexandra Road,
Gloucester

A VERY PRACTICAL FIRST FLOOR APARTMENT IN A WELL DESIGNED BUILDING IN A CONVENIENT POSITION Number 13 offers highly practical accommodation to the rear of the property enjoying views to the West. Internally there is a bedroom, sitting room, kitchen and bathroom that is heated by electric. To the exterior the gardens are surrounded by well maintained lawns, hedges and bushes with sitting and drying areas as well as an allocated parking space.

Tudor Court is situated in Alexander Road within walking distance of the hospital, train station and all of the city centre's facilities.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- BEDROOM
- SITTING ROOM
- KITCHEN
- BATHROOM
- ELECTRIC HEATING
- COMMUNAL HALLS WITH LIFT
- ATTRACTIVE GARDENS
- ALLOCATED PARKING





ATTRACTIVE COMMUNAL HALLS

Tiled floor. Staircase and lifts to:-

ENTRANCE HALL

Consumer box. Entry phone.

SITTING ROOM

12' 6" x 11' 2" (3.81m x 3.40m)

Night storage heater. Views to the West over the communal gardens. Parking. TV point. Arch to:-

KITCHEN

8' 2" x 6' 7" (2.49m x 2.01m)

Well fitted with inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall units. Shelving. Cooker control panel. Space for fridge/freezer. Part tiled walls. Vinyl floor.

BEDROOM

9' 0" x 9' 0" (2.74m x 2.74m)

Electric panel radiator. Views to the West overlooking the gardens and car park.

BATHROOM

Panelled bath with separate stainless steel shower. WC with concealed cistern. Pedestal wash hand basin. Part tiled walls. Dimplex electric wall heater. Vinyl floor. Airing cupboard with factory lagged "Mains Water pressure" cylinder, time clocks and immersion heater.



COMMUNAL GARDEN

Allocated parking
1 Parking Space

GROUND RENT £20 PER YEAR

MAINTENANACE CHARGE APPROX £677 EVERY 6 MONTHS -
approx £1342PA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Approx Total Area: 34.4 m² ... 370 ft²

Farr & Farr

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