



## 23 Brunswick Square

, Gloucester, GL1 1UN

**Offers in excess of £133,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this beautifully presented Grade II listed one-bedroom first floor apartment, ideally located within walking distance of the city centre and the vibrant docklands.

Boasting a long lease, access to the stunning Brunswick Square, and generous, well-proportioned accommodation throughout, this fantastic home represents an excellent opportunity for first-time buyers, investors, or those seeking a characterful city base. Early viewing is highly recommended to fully appreciate all that is on offer.



## Communal Entrance Hall

Stairs to all floors, separate door to communal rear space including parking and bin store.

## Hallway

Power points, radiator. Doors lead off:

## Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl sink unit with a mixer tap over. Oven/ grill with four ring gas hob and extractor hood over, space for fridge/ freezer and washing machine. Electric boiler, partly tiled walls, radiator, vinyl flooring, front aspect sash window.

## Lounge

Tv point, telephone point, power points, radiator, feature fireplace, rear aspect sash window.

## Bedroom

## Shower Room

Suite comprising step in double shower cubicle with shower off the mains, feature seat and separate attachment. Low level wc, wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, inset ceiling spotlights.

## Outside

Parking for one is found to the rear of the property on a first come first served basis alongside a small communal garden. Additional council permit parking can be located in Brunswick Square, alongside access to the residence central square park which provides a pleasant area to enjoy with mature shrubs and well appointed boarders.

## Tenure & Charges

Leasehold

125 year lease from 2020.

Maintenance Charge: £100.00 pcm to Ash Property Management

Ground Rent: £100.00 per annum to Clark Holdings UK Ltd

## Services

Mains water, electricity and drainage.

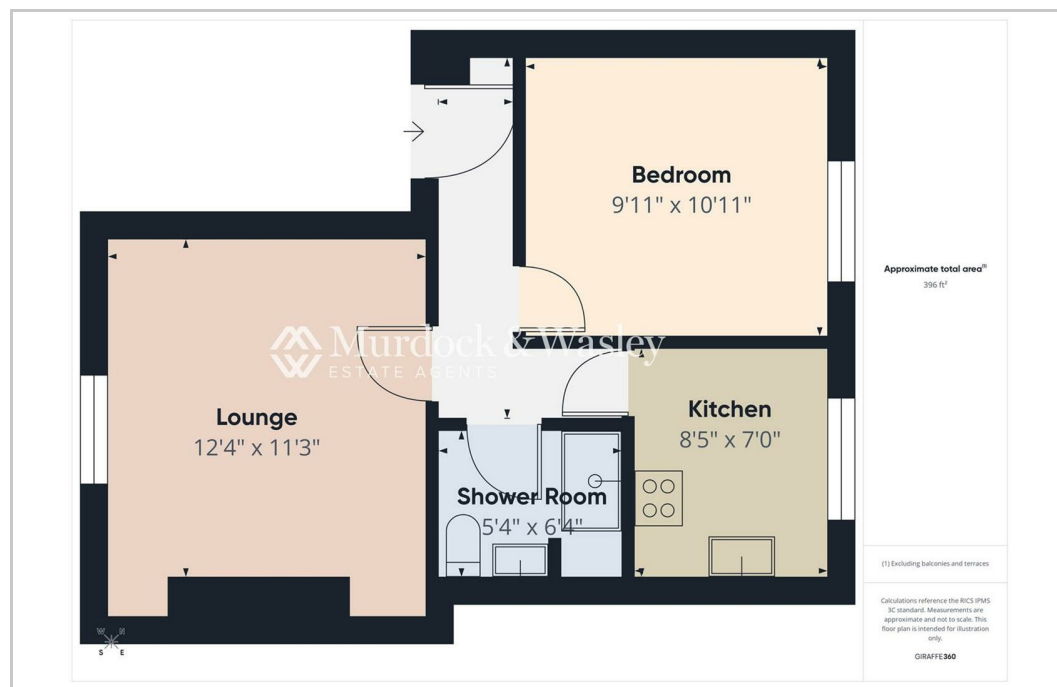
## Local Authority

Gloucester City Council

Council Tax Band: A

## 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 74      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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 firm's 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

