



Flat 2, 3 Burrows Close, Gloucester, GL2 5SB

£76,500

CHOSEN
ESTATE AGENTS

THE PROPERTY

A beautifully presented one-bedroom ground floor apartment offered for sale via Shared Ownership, located in the popular and convenient Hempsted area of Gloucester. This modern home is ideal for first-time buyers looking to get onto the property ladder with no onward chain, allowing for a smooth and speedy purchase.

The property features a bright and spacious open-plan kitchen/living area, perfect for contemporary living and entertaining. The kitchen is well-equipped with sleek white units, ample worktop space and integrated appliances. The living space comfortably accommodates a dining table and seating area, with large windows flooding the room with natural light.

The generous double bedroom offers plenty of space for a king-size bed and furniture, while the modern bathroom includes a bath with shower over, wash basin and WC. A practical hallway provides access to all rooms and useful storage.

Hempsted offers a great balance of community living with excellent access to local amenities, including the Quays, shops, schools, parks, and transport links into Gloucester city centre, as well as quick access to the A417 and M5 motorway network.

An excellent opportunity to purchase a modern, low-maintenance home in a sought-after location. Early viewing is highly recommended.

Agents Note.

Property Type: Apartment

Full selling price: £170,000.00

Pricing Options: Shared ownership

Tenure: Leasehold

The property is held on a shared ownership leasehold basis with a 45% share owned by

the client. The remaining equity is held by The Guinness Partnership Ltd. Granted lease

term 250 years from new. Lease end date 14/05/2271. Unexpired lease term at inspection

date 245 years, 2 months, 23 days excluding the end date.

Share price: £76,500

Monthly rent based on 45% share: £260.68

Yearly Ground Rent Cost: £0.00

Monthly Management Cost: £144.14

Council tax band: A

EPC rating: C73

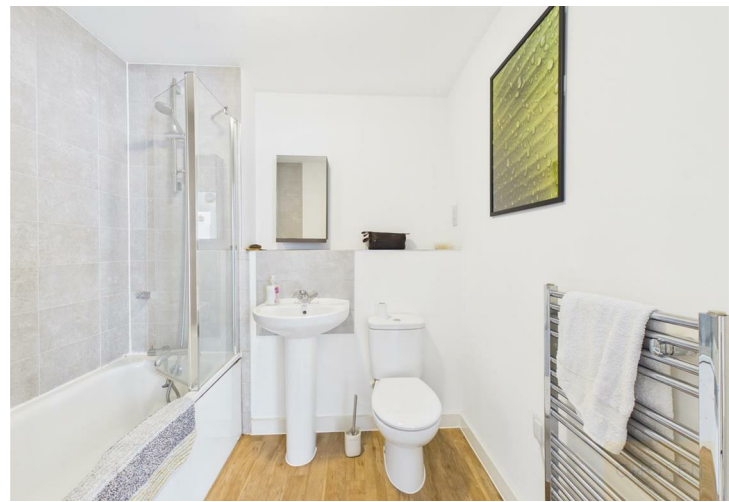
- One Bedroom Ground Floor Apartment
- 45% Shared Ownership Property
- No Onward Chain
- Allocated Off Road Parking Space
- Close To The Popular Gloucester Docks
- Communal Gardens
- EPC Rating: C73
- Council Tax Band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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 	

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Approximate total area⁽¹⁾

521 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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