

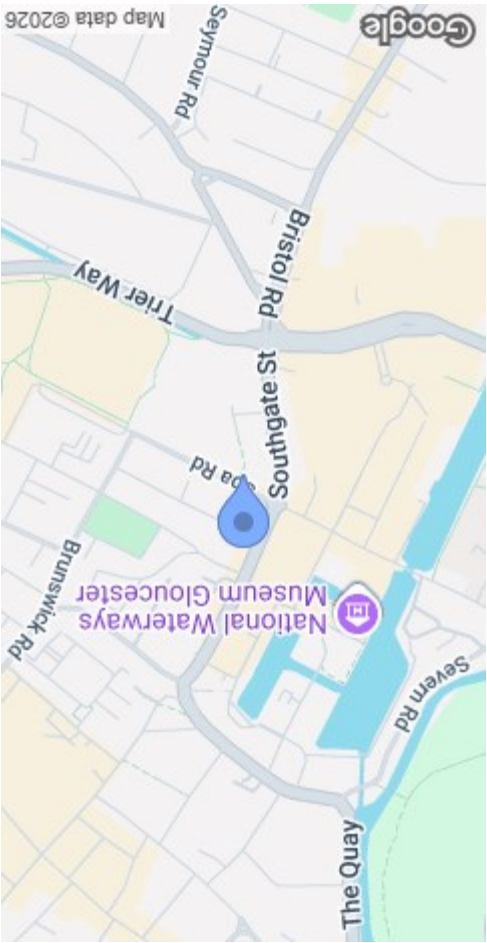
MISREPRESENTATION DISCLAIMER

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.

Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A)	92-100	Very Energy Efficient (A)	92-100	Very Energy Efficient (A)
Good (B)	81-91	Good (B)	81-91	Good (B)
Decent (C)	69-80	Decent (C)	69-80	Decent (C)
Needs Improvement (D)	55-68	Needs Improvement (D)	55-68	Needs Improvement (D)
Poor (E)	39-54	Poor (E)	39-54	Poor (E)
Very Poor (F)	21-38	Very Poor (F)	21-38	Very Poor (F)
Unacceptable (G)	1-20	Unacceptable (G)	1-20	Unacceptable (G)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**3 Spa Court, 4 Spa Road
Gloucester GL1 1XA**

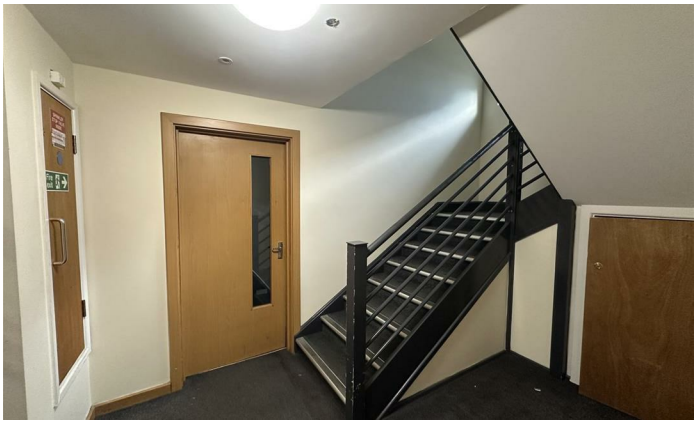
£95,000

A modern ground floor leasehold one bedroom apartment with open living space situated in a convenient location close to Gloucester Quays and the city centre and offered with no onward chain.

The accommodation comprises communal entrance hall, entrance hall, open plan kitchen/lounge/diner, bedroom and a bathroom.

Additional benefits include electric heating, upvc double glazing throughout and a private courtyard.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc double glazed communal door leads into:

COMMUNAL ENTRANCE HALLWAY

A further partly glazed door leads through to a:

FURTHER COMMUNAL HALLWAY

Stairs leading off, lift to upper floors and top floor communal roof terrace. A wooden door leads into the flat.

ENTRANCE HALLWAY

Doors leading off, airing cupboard, intercom system for communal door access, electric heater.

OPEN PLAN KITCHEN/LOUNGE/DINER

16'11" x 12'8" max (5.16m x 3.87m max)
Light wood effect kitchen comprising a range of base, drawer and wall mounted units, worksurface, one and a half bowl sink and drainer unit with a mixer tap, built in cupboard with plumbing for an automatic washing machine, power points, electric heater, upvc double glazed opaque window to side elevation, upvc double glazed sliding doors to rear elevation.

BEDROOM

11'7" x 9'9" (3.55m x 2.98m)
Built in wardrobe with hanging rail, wall mounted light, power points, tv point, electric heater, upvc double glazed window to rear elevation.

BATHROOM

White suite comprising bath with shower over, vanity wash hand basin, low level w.c., upvc double glazed opaque window to side elevation.

OUTSIDE

There is a low maintenance private courtyard laid to slabs with raised beds around the perimeter and steps leading to a side access.

To the front there is a communal bin area.

There is also access to a communal roof terrace.

SERVICES

Mains water, electricity 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 1 January 2007.

MAINTENANCE AND GROUND RENT CHARGES

£1,738.65 Per Annum TBC.

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

From the front of Gloucester Quays turn left into Southgate Street taking the third exit at the roundabout into Spa Road where the property can be found on the right hand side.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

