



Gloucester Close, Redditch B97 6AH

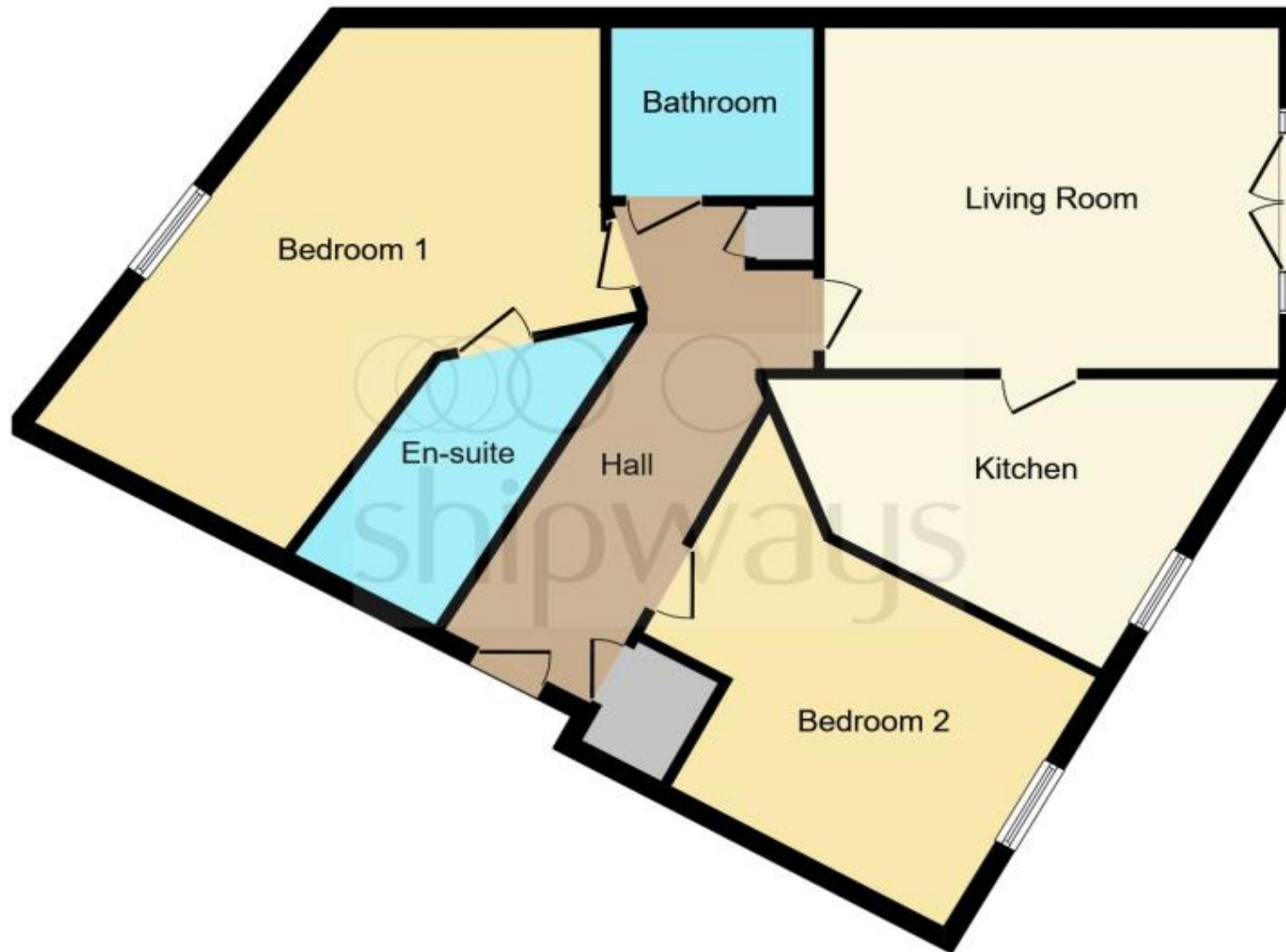


welcome to

Gloucester Close, Redditch

ARE YOU LOOKING FOR A GROUND FLOOR TWO BED APARTMENT, THEN THIS COULD BE FOR YOU. BENEFITING FROM AN ENSUITE AND ALLOCATED PARKING. COME TAKE A LOOK.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

via pathway, leading up to a secure communal door. into communal hallway up to main accommodation door.

Hall

Door to storage cupboard housing Hot water tank and booster system. Further built in storage cupboard housing electric meter. Electric wall mounted heater. Doors off to Bathroom, lounge and Two bedrooms.

Kitchen

Irregular Shaped Room x (x)

Irregular shaped room, please ensure it meets your requirements. Double glazed window to front. A range of fitted wall and base units with work surface over, Stainless steel sink, mixer tap over and drainer to side, tiling to splash prone areas. Integrated washing machine and space for fridge freezer. Wall mounted electric fire.

Lounge

14' 1" x 12' (4.29m x 3.66m)

Two Double Glazed Windows to front. Double glazed doors to front gives access to communal grounds. Wall mounted electric Fire. Door to Kitchen

Bedroom

Irregular Shaped Room x (x)

Irregular shaped room please ensure it meets your requirements. Double glazed window to side. Electric wall heater. Door to Ensuite.

Ensuite

Shower tray, wall mount shower over and screen. Close coupled toilet. Wash hand basin and Pedestal with Mixer tap. Tiling to splash prone areas. Wall heater. Extractor.

Bedroom

11' 7" max into recess x 9' 9" (3.53m max into recess x 2.97m)

Double glazed window to front. Wall mounted electric fire. Door to built in storage cupboard.

Family Bathroom

Extractor. Panelled bath, shower mixer tap over. wash hand basin, pedestal and mixer tap. Close coupled toilet, Heated chrome towel rail.

Parking

There is one allocated parking space with the property

Agents Note

Agents Note; Rooftop Housing Association have advised that they would be prepared to staircase a transaction to 100% ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Rooftop Housing Association to enable the total purchase on completion. The advertised price is for the 100% Leasehold title. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability before proceeding.



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welcome to

Gloucester Close, Redditch

- GROUND FLOOR
- ALLOCATED PARKING
- TWO BEDROOMS
- ENSUITE
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2442.48

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDC109610 - 0005

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