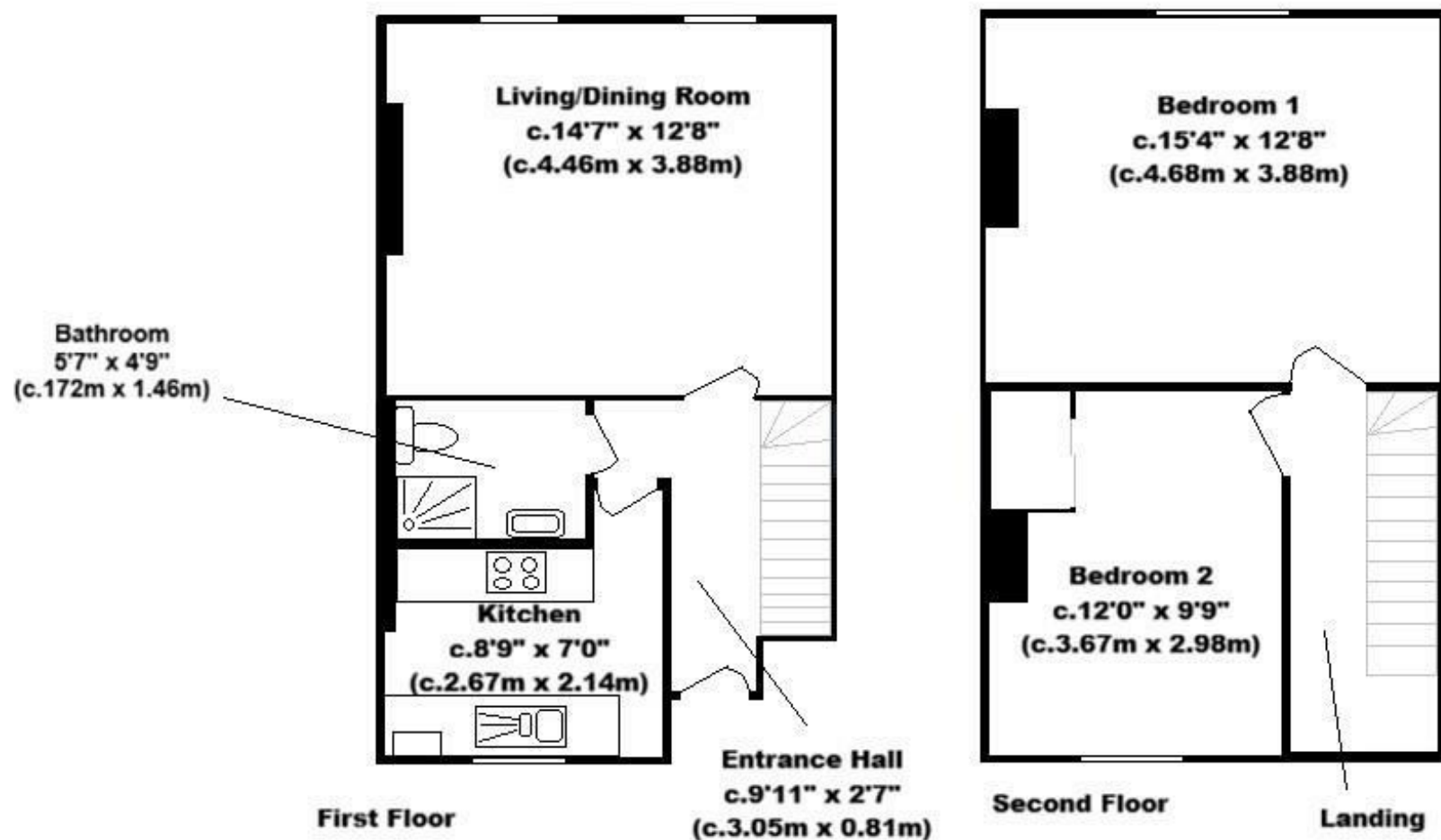




26B RUSSELL STREET, GLOUCESTER, GL1 1NE

PRICE £125,000 - LEASEHOLD - SHARE OF FREEHOLD

26b Russell Street, GL1 1NE



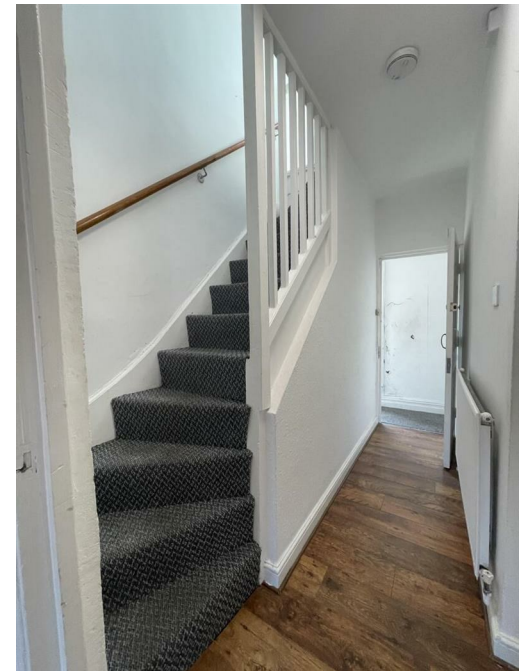
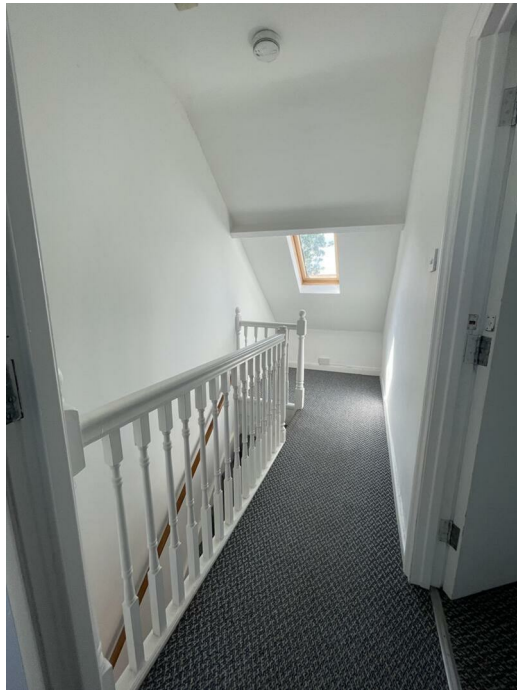
Approximate total floor area c. 697 sq ft (64.7 sq mt)

Floorplan for guidance only - not to scale



Very spacious duplex apartment on the outskirts of Gloucester City Centre and within several hundred yards of the Bus Station and Train Station, so ideally situated. The accommodation is arranged over the first and second floors and is gas centrally heated. There is an entrance hall, kitchen, bathroom, large living/dining room and on the second floor are **TWO DOUBLE BEDROOMS** (some restricted headroom). Ideal first time or investment buy. Likely rent achievable £950/£975





Local Authority	Council Tax
Gloucester	Band: A Annual Price: £1,571
Conservation Area ?	Flood Risk
Eastgate and St Michael's	Very low
Floor Area	Plot Size
775 ft ² / 72 m ²	0.02 Acres
Mobile Coverage	Broadband
EE ●	Basic 15 Mbps
Vodafone ●	Superfast 80 Mbps
Three ●	Ultrafast 1000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✓	

Tenure

Leasehold

Lease Start Date BETA

12 Aug 1993

Lease End Date BETA

31 Jan 2992

Lease Term BETA

From 13 August 1993 to
31 January 2992

Lease Term Remaining BETA

966 years

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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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