



**Holland Court Denmark Road, Gloucester GL1 3LB**

**£135,000**



# Holland Court Denmark Road, Gloucester GL1 3LB

• No onward chain • Two double bedroom apartment • Generous sized living accommodation • Communal gardens for the residents • Single garage with parking space in front • Situated in the ever popular residential location of Kingsholm • Potential rental income of £725 pcm • EPC rating D67 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£135,000**

## Entrance Hallway

Spacious hallway, with secure intercom system, provides access to both bedrooms, living room, bathroom and kitchen.

## Living Room

Generous sized living room benefits from space for a dining area with window overlooking the front aspect.

## Kitchen

The kitchen provides ample worktop and storage space with integrated hob and oven alongside plumbing for an automatic washing machine. Window overlooks the side aspect.

## Bedroom One

Double bedroom with built-in wardrobe and window overlooking the front aspect.

## Bedroom Two

Double bedroom with window overlooking the front aspect.

## Bathroom

White suite bathroom comprises w.c, wash hand basin and bath with shower attachment over.

## Outside

Externally the property provides beautifully landscaped communal gardens for all the residents to enjoy with plenty of space for seating. Access to a single garage is also found providing ideal storage space or parking for a small vehicle accessed via up and over door.

## Location

The characterful and favoured residential setting of Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

## Material Information

Tenure: Leasehold of 999 years with 955 years remaining, with a service charge of £1700 per annum. Reviewed yearly. Managed by Lambert, Smith & Hampton. \*Information correct as of 13/03/2026\*.

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

Electricity supply: Mains

Water supply: Meter

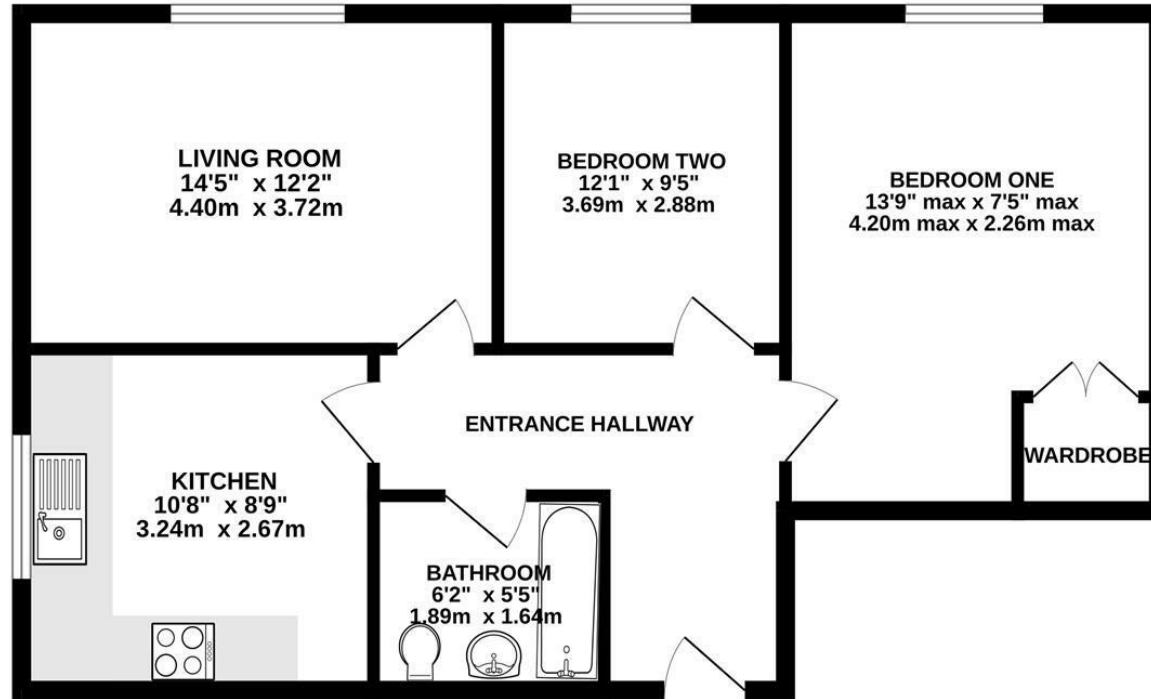
Sewerage: Mains

Heating: Gas

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: EE, Three, O2 & Vodafone.





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 error, 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.  
Made with Metropix ©2026

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

