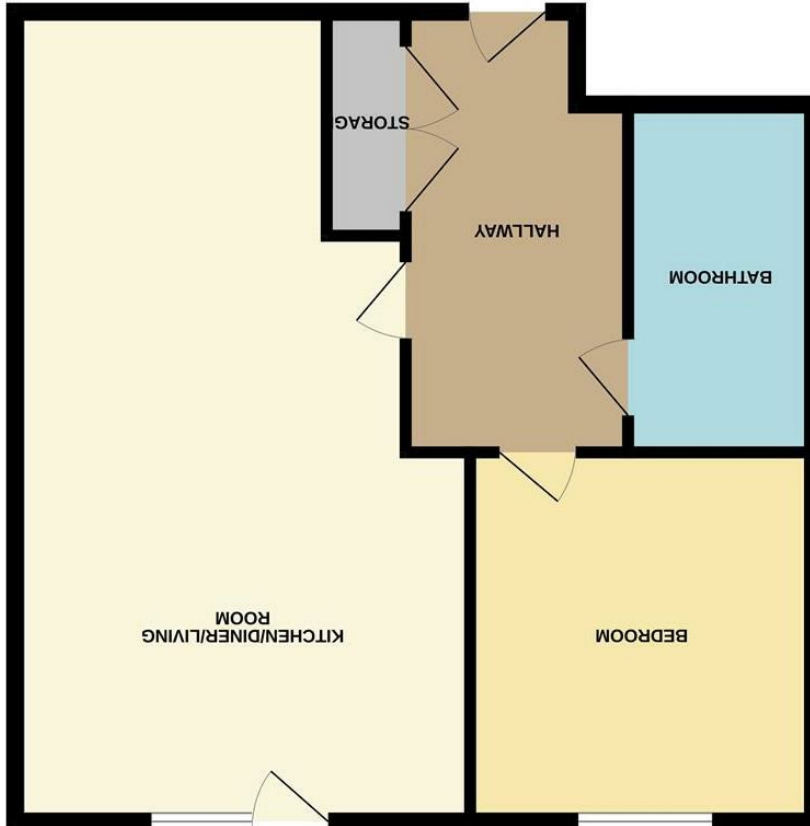
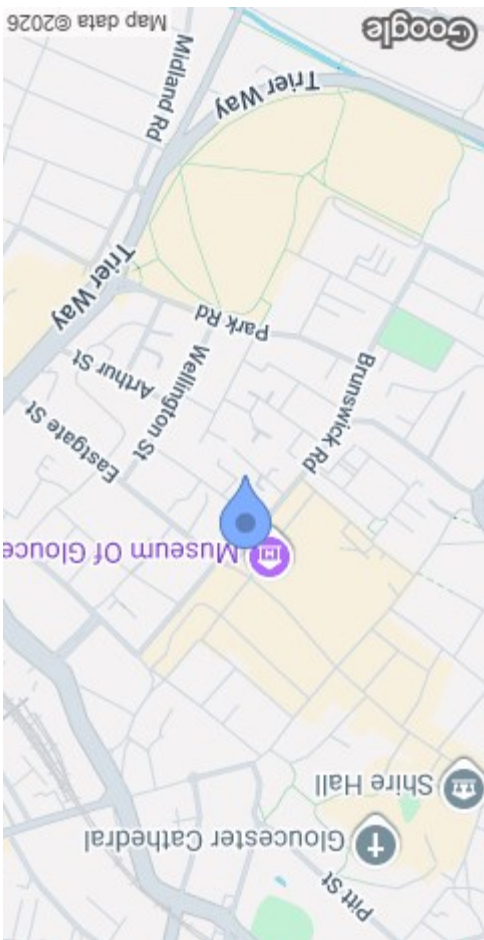




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any areas are approximate and no responsibility is taken for any error or 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 operation or efficacy can be given.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



Flat 10, 9 Kiln Close  
 Gloucester GL1 1GH

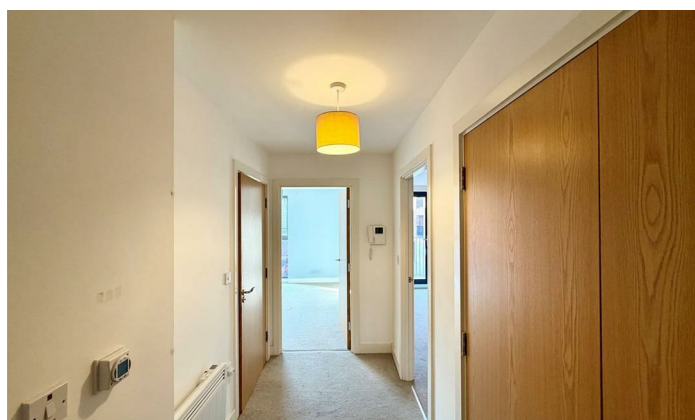
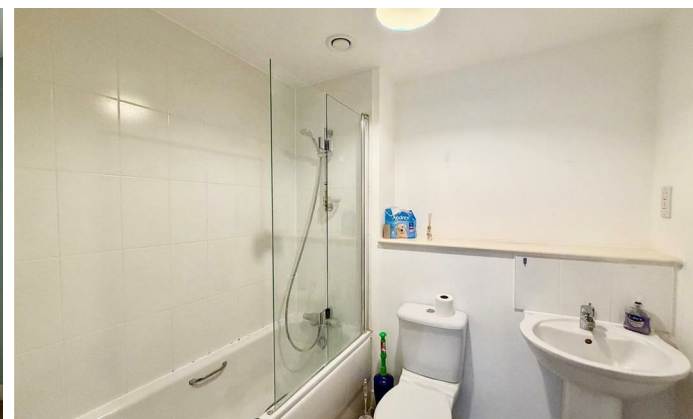
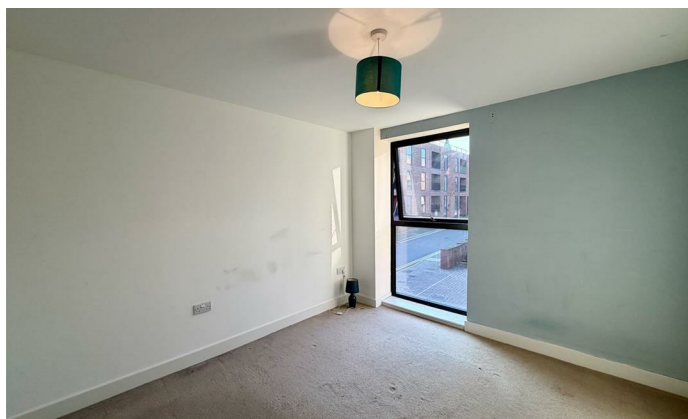
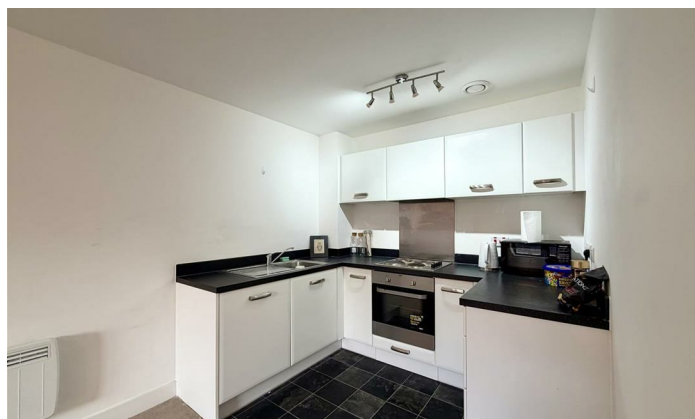
## Offers Over £115,000

A well presented Leasehold first floor one double bedroom flat situated in a great location close to the city centre and transport links and offered with no onward chain.

The accommodation comprises entrance hallway, open plan kitchen/diner/living room, bedroom and bathroom.

Additional benefits include intercom system, double glazed windows, electric heating, lift access, open plan living, options for permit parking subject to availability - costs unknown and indoor air filtration system.

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.



Iron gate with an intercom system leads into:

### COMMUNAL PORCH AREA

Communal postboxes, upvc double glazed door through into:

### COMMUNAL HALLWAY

Lift and stairs lead to the upper floors, upvc double glazed door at the rear giving access to a permit carpark.

Stairs or lift to the first floor where flat 10 can be found on the right hand side, wooden door leads into:

### ENTRANCE HALLWAY

Storage cupboard with double doors housing the hot water tank, plumbing for washing machine and ventaxia air filtration hub, electric heater, power points, intercom system, various doors leading off.

### OPEN PLAN KITCHEN/DINER/LIVING ROOM

21'10" x 12'1" max (6.68m x 3.70m max)

White kitchen with base, drawer and wall mounted units, worktop, electric hob, electric oven, extractor hood, stainless steel sink and drainer with a mixer tap, space for fridge/freezer, electric heaters, power points, tv point, upvc double glazed door leading to a Juliet balcony to rear elevation.

### BEDROOM

11'10" x 10'6" (3.63m x 3.21m)

Electric heater, power points, tv point, upvc double glazed window to rear elevation.

### BATHROOM

White suite comprising bath with shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, shaver point, electric heated towel rail.

### OUTSIDE

Hardstanding for permit parking subject to availability - costs unknown.

### 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

250 Years from 01/07/14.

### GROUND RENT

£72.00 per annum

### MAINTENANCE CHARGES

£1320.00 per annum paid quarterly at £330.00.

### 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 Gloucester Quays proceed up Southgate Street towards the city centre turning right into Parliament Street and follow the road round into Brunswick Road and take the second right into Kiln Close where the property can be found on the left 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).