



R B WALTERS  
ESTATE AGENTS



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*Mendip Close, Quedgeley, Gloucester,  
Gloucestershire, GL2 4TW.*

£150,000

This spacious first floor maisonette is being offered for sale chain free and has two parking spaces and is an ideal first time or investment purchase.

Located in a small close of similar properties you will be rewarded with spacious accommodation with two double bedrooms, a good size lounge and generous kitchen. The property is clean and tidy throughout and has had some new floor coverings prior to sale.

### Services

Mains Electric

Night Storage Heaters

Mains Water (Metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

### Lease Information

The lease was extended to 999 years in 2015 so has 989 years remaining. There is no ground rent payable and the annual service charge is £170.

### Entrance Hall

### First Floor

### Hallway

### Living Room

14' 9" x 10' 9" (4.49m x 3.27m)

### Kitchen

8' 8" x 7' 2" (2.64m x 2.18m)

### Bedroom

11' 7" x 10' 11" (3.53m x 3.32m)

### Bedroom

10' 6" x 8' 9" (3.20m x 2.66m)



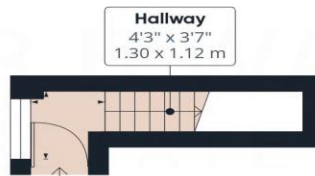


*Bathroom*  
*10' 11" x 5' 2" (3.32m x 1.57m)*

*OUTSIDE*

*Two Allocated Parking Spaces*





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

625 ft<sup>2</sup>  
58 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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