



The Willows Lansdown Road

Gloucester, GL1 3LA

Offers in excess of £145,000



The Willows is a well-regarded over 55's residential development, ideally located in the popular Kingsholm and Wotton area. This is a fantastic opportunity to purchase a spacious two double bedroom maisonette, offering generous accommodation and the added benefit of a garage.

The property is conveniently positioned close to a wide range of local amenities. Gloucestershire Royal Hospital is just 0.5 miles away, with Kingsholm GP Surgery approximately 670 yards from the property. The Winfield Hospital is also within easy reach, and Gloucester Bus Station is just 0.6 miles away, providing excellent access to the city centre and surrounding areas.



Entrance

Approached via Upvc double glazed front door, stairs leading to landing.

Hallway

Upvc double glazed window to side. Two storage cupboards, central heating thermostat, doors to all rooms.

Kitchen

Upvc double glazed window to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, power points, partly tiled walls.

Lounge/Diner

Upvc double glazed windows to rear, television point, power points, electric radiator.

Bedroom 1

Upvc double glazed windows to rear, power points, storage cupboard, electric radiator.

Bedroom 2

Upvc double glazed window to front, electric radiator, power points.

Shower Room

Upvc frosted double glazed window to front, shower cubicle, pedestal wash hand basin, electric radiator.

Cloakroom

Upvc frosted double glazed window to front, low level wc, partly tiled walls.

Outside

Access to communal gardens.

Garage

Up & over door.

Tenure & Charges

(The current owner is one of the directors so owns)- one twelfth share of the freehold.

Management Charges- £900 per year

999 year lease- 944 left.

Services

Mains water, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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