

**TG**

SALES & LETTINGS



Vyvian Court, , Gloucester

GL1 1YQ

**£120,000**

- **\*\*No Onward Chain\*\***
- Close to Gloucester Quays
- City Centre Living
- Residents Parking Available
- Ready to Move in to
- First Floor
- Two Bedrooms
- Open Plan Living Space

### **The Property**

Two-bedroom First floor flat brought to the market by TG Sales and Lettings, located in a quiet part of the city and within walking distance to Gloucester Quays and City Centre.

Inside the property a full hallway with storage cupboard will greet you, with doors to all rooms. Both bedrooms are a good size, and the Bathroom is modern and well laid out.

To the rear of the property is the open plan Lounge/Kitchen/Diner.

Light, airy and spacious offering plenty of entertaining space with a functionality to boot. An additional storage cupboard is also available.

Potential rental income of £850pcm

Outside there is communal parking for Residents only.

Lease information - 999 years from 25th December 1983 Ground rent & Service charge - approx £75 per month



### **Directions**

**SATNAV postcode GL1 1YQ**

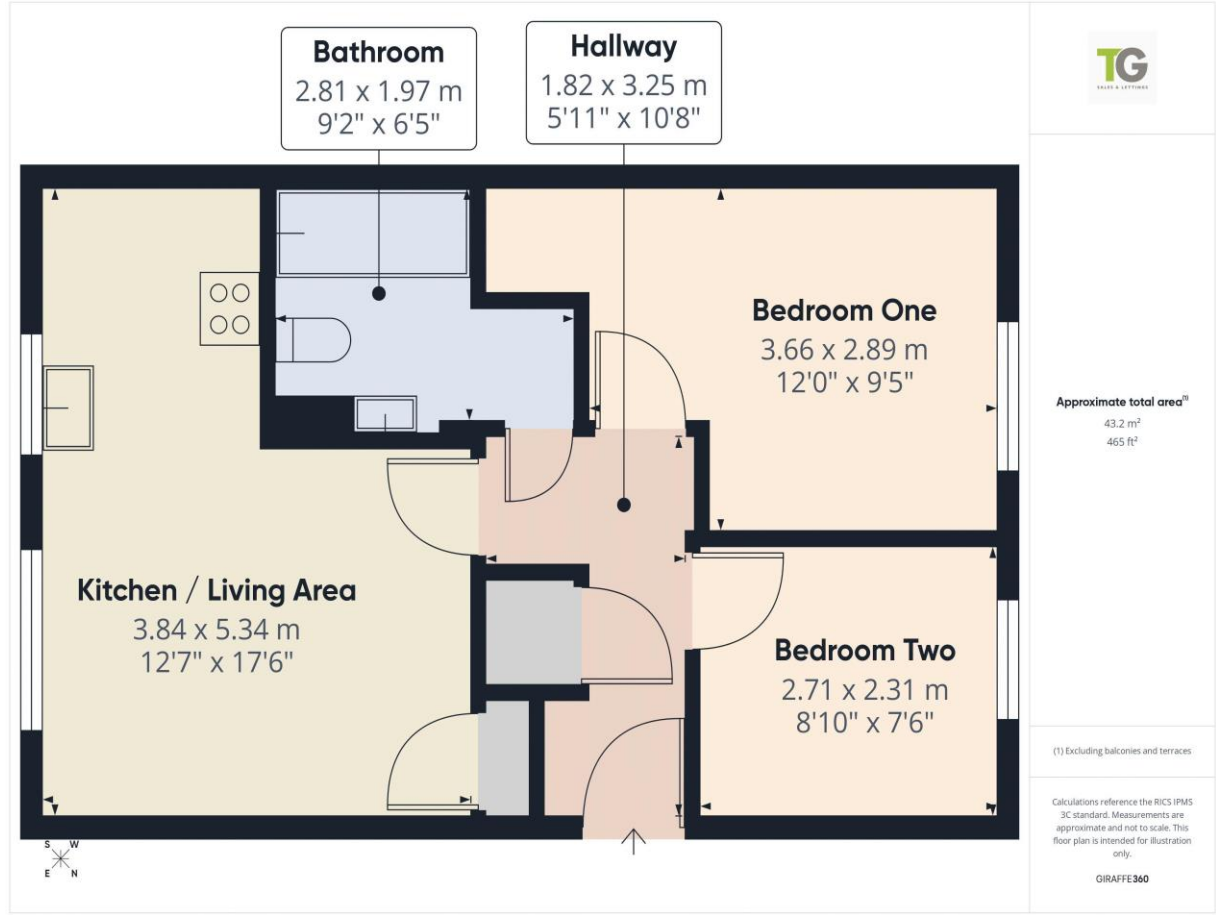
### **Tenure Leasehold**

**Local Authority** Gloucester

**Services** Electric, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band A**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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