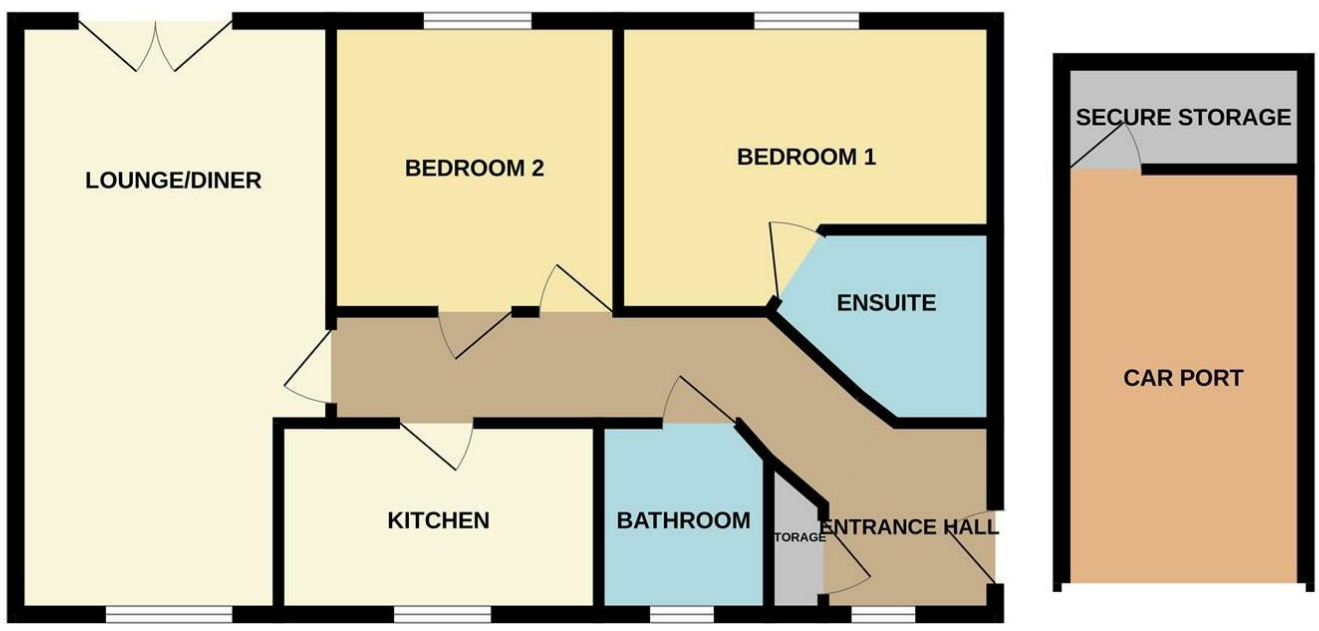
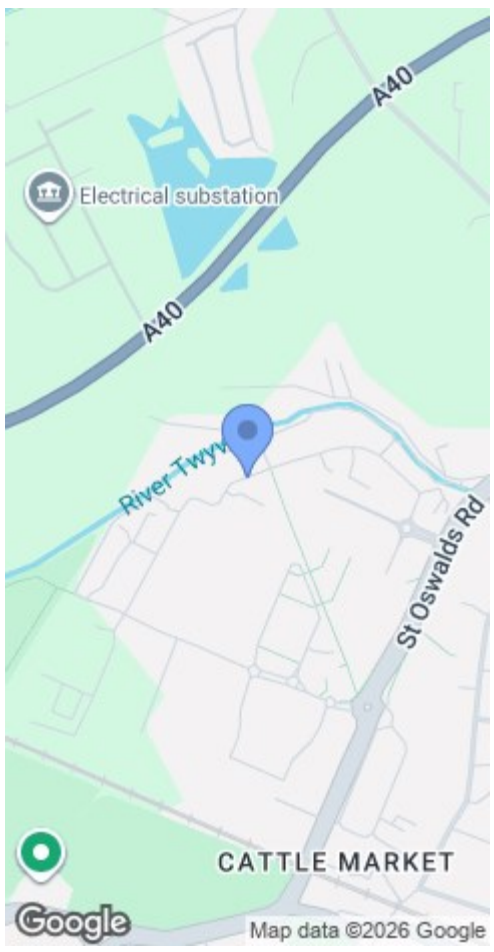
Flat 5, 47 Longhorn Avenue
Gloucester GL1 2AS

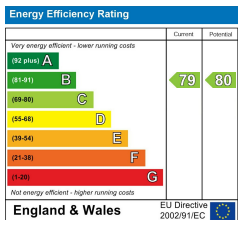
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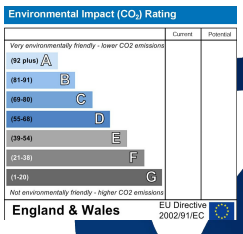


GROUND FLOOR









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.
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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.

£125,000

A spacious two bedroom second floor leasehold flat located conveniently close to local amenities and is offered with no onward chain.

The accommodation comprises entrance hallway, living/dining room, kitchen, bedroom one with an en-suite shower room, bedroom two and bathroom.

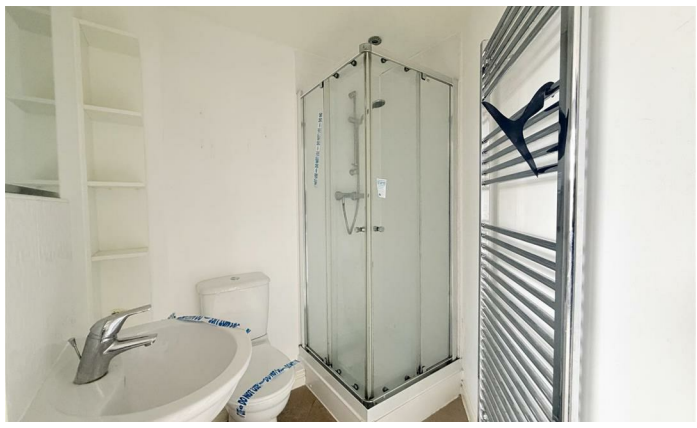
Additional benefits include double glazing throughout and a carport with storage.

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.















Upvc double glazed communal door leads into:

COMMUNAL ENTRANCE HALL
Stairs leading off, access into the rear, letterboxes.

Stairs lead upto the second floor where Flat 5 can be found, wooden door leads into:

ENTRANCE HALLWAY
Intercom system, storage cupboard with shelving, access to loft space, doors leading off, thermostat, power point, radiator, upvc double glazed window to rear elevation.

LIVING/DINNG ROOM
20'1" x 11'1" max (6.14m x 3.39m max)
Power points, tv point, radiator, upvc double glazed window to rear elevation, upvc double glazed door leading to a Juliet balcony.

KITCHEN
9'8" x 6'2" (2.96m x 1.90m)
Wood effect kitchen comprising a range of base, drawer and base units, roll edge worksurface, one and a half bowl stainless steel sink and drainer with a mixer tap, tiled splashbacks, plumbing for washing machine, space for freestanding fridge/freezer, power points, upvc double glazed window to rear elevation.

BEDROOM 1
13'2" x 10'0" max (4.01m x 3.05m max)
Power points, tv point, radiator, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM
White suite comprising low level w.c., pedestal wash hand basin, tiled splashbacks, shower with tiled surround, towel rail.

BEDROOM 2
10'0" x 9'4" (3.06m x 2.85m)
Power points, radiator, upvc double glazed window to front elevation.

BATHROOM
White suite comprising low level w.c., white bath with tiled surround, pedestal wash hand basin with tiled splashback, towel rail, upvc double glazed opaque window to rear elevation.

OUTSIDE
To the rear there is a carport with a private storage cupboard at the rear with wooden shelving.

The front is mainly laid to lawn with hedge boundaries and a slabbed pathway leading to the communal front door.

SERVICES
Mains water, electricity, gas 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: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Leasehold.

LEASE
125 Years From 01/01/2008.

SERVICES CHARGES
Currently £2,543.96 Per Annum to St Oswalds Park (Gloucester) Management Company
Currently £29.40 Per Annum to St Oswalds Park, Leachate Drain Management Company Limited

GROUND RENT
£280.00 per Annum, correct as of 01/01/026

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 St Oswalds Road turn right at the lights into Longhorn Avenue taking the third exit and continue along and follow the road around 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.