



Fitzalan House Park Road, Gloucester GL1 1LW

£142,000



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• No onward chain • City centre location • First floor two double bedroom apartment • Ideal for first time buyers and investors • Potential rental income of £1100 pcm • EPC rating C79 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall

Entryway that provides access to both bedrooms, family bathroom and kitchen/living area.

First Bedroom

Large double bedroom with plenty of room for storage and access to an en-suite.

En-suite

Modern suite comprising w.c., wash hand basin, shower and heated towel rail.

Second Bedroom

Spacious double bedroom with window to front aspect.

Family Bathroom

Modern suite comprising w.c., wash hand basin, bath with shower overhead and heated towel rail.

Kitchen / Living Area

Open plan style kitchen with integrated fridge-freezer, hob and oven alongside plumbing for a washing machine and a spacious living area.

Outside

Access via code or fob to the front of the building. On street parking is available with a permit required.

Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, the apartment provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

Material Information

Tenure: Leasehold of 95 years, with a service charge of £2,112 per annum. Reviewed half yearly and a fixed ground rent of £100. Managed by Peak Estates. (Information correct as of 03/03/26).

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

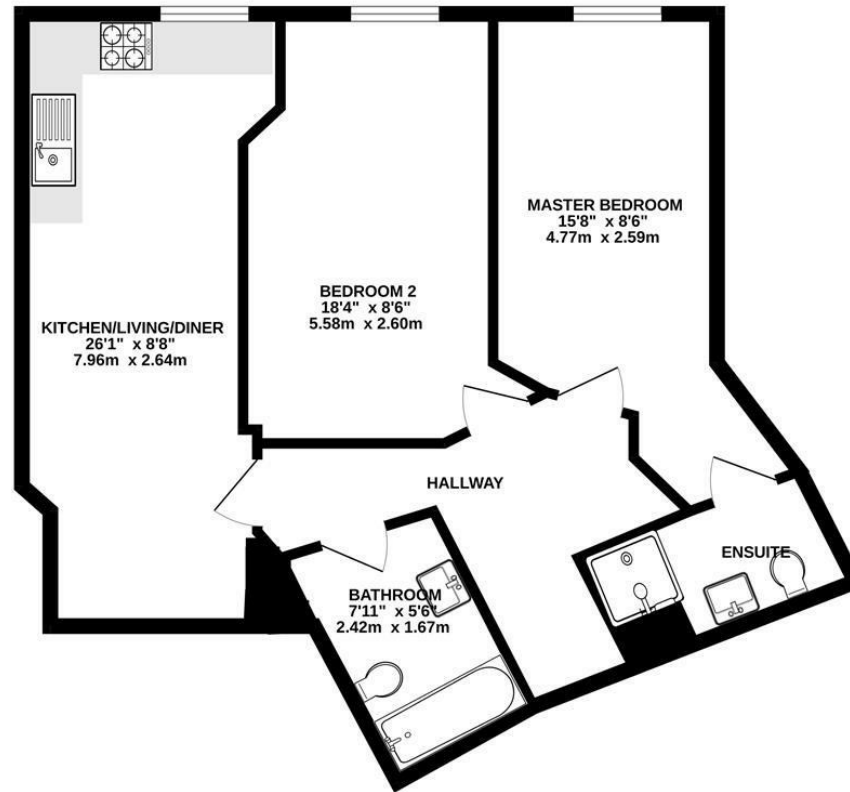
Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80Mbps.

Mobile phone coverage: EE, Three, O2 & Vodafone.



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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (100)	A		
161 (91)	B		
129 (80)	C	79	79
105 (60)	D		
82 (54)	E		
61 (38)	F		
51 (29)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



