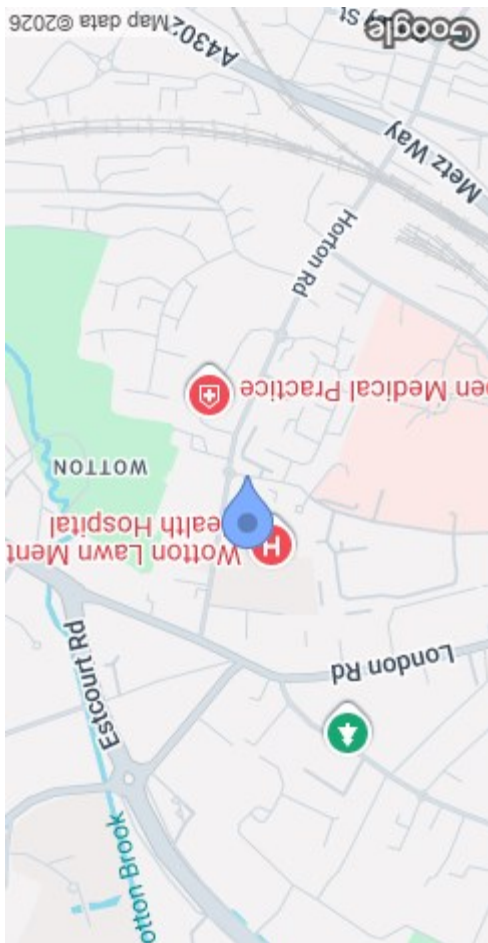




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



53 Victoria House Mayhill Way  
 Gloucester GL1 3NW

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

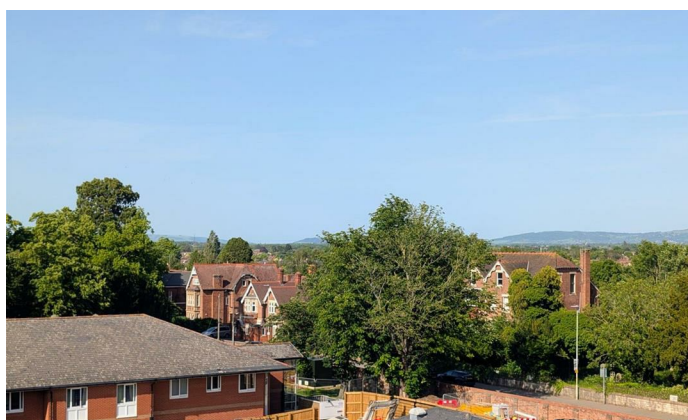
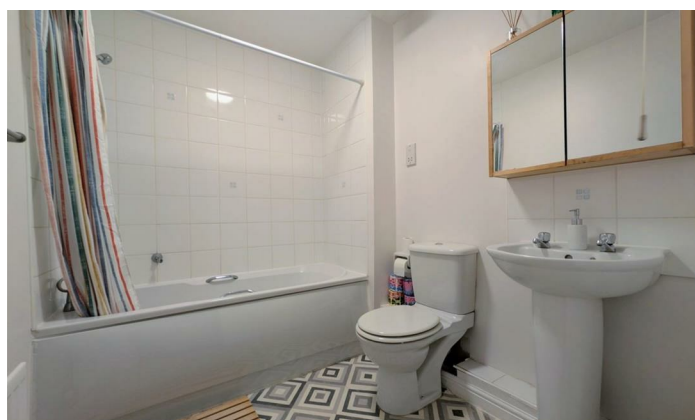
**£139,500**

Charming chain free two bedroom top floor apartment that offers a perfect blend of modern living and convenience with far reaching views, a lift, upvc double glazing, gas fired central heating and allocated off road parking situated adjacent to Gloucester Royal Hospital.

Accommodation comprises hallway with storage cupboards, 18ft open plan living space with far reaching views, 15ft bedroom one, bedroom two and the bathroom with a white suite.

Outside of the property you have lovely well maintained communal gardens and allocated off road parking.

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 is within a 15 minute walk and 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.



Front door leads into:

#### **ENTRANCE HALLWAY**

Single radiator, intercom system, telephone point, built in storage cupboard with cloaks hanging space, airing cupboard with a hot water cylinder and slatted shelving.

#### **OPEN PLAN LIVING SPACE**

18'4 x 17'5 max (5.59m x 5.31m max)

Lounge area: Two single radiators, tv point, space for table and chairs, two Georgian style sash windows to front elevation with far reaching views.

Kitchen area: Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, automatic washing/dryer, fridge, cupboard housing the gas fired combination boiler.

#### **BEDROOM 1**

15'1 x 11'3 max (4.60m x 3.43m max)

Single radiator, tv point, upvc double glazed Georgian style sash window to front elevation with outstanding far reaching views.

#### **BEDROOM 2**

9'9 x 7'7 (2.97m x 2.31m)

Single radiator, upvc double glazed Georgian style sash window to front elevation.

#### **BATHROOM**

7'4 x 6'3 (2.24m x 1.91m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, extractor fan, single radiator.

#### **OUTSIDE**

There are well maintained communal gardens and allocated off road parking.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **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**

975 Years Remaining.

#### **MAINTENANCE CHARGES**

£200.00 Per Calendar Month Including Water Rates.

#### **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 Walls roundabout take Barnwood Road towards the City Centre and at the roundabout proceed straight across into London Road. At the traffic lights turn left into Horton Road and continue along for a short distance turning right at the first roundabout into Mayhill Way where the property can be located.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Survey).

