



Apartment 6 Colebridge House 82 - 84 Cheltenham Gloucester, GL2 0LX

Offers in excess of £160,000



Murdock & Wasley Estate Agents are pleased to offer this spacious and well-positioned one-bedroom ground floor apartment, occupying a popular and convenient location.

Available with no onward chain, the property benefits from generously proportioned living accommodation, allocated off-road parking, and easy access to a variety of local amenities and transport links. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a strong addition to your portfolio, this apartment offers an excellent opportunity.



Communal Entrance

Approached via secure communal front door, stairs to all floors. Door to;

Entrance Hall

Door entry intercom, power points, electric radiator, inset ceiling spotlights. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, roll edge worktop, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring hob and extractor hood over. Integral washing machine, fridge and freezer. Space for dining table, inset ceiling spotlights, electric radiator, vinyl flooring, front aspect wooden glazed sash window. Opening through to:

Lounge

Tv point, telephone point, power points, two electric radiators, front and side aspect wooden glazed sash windows.

Bedroom

Tv point, power points, electric radiator, built in wardrobe with shelving and hanging rails, side aspect wooden double glazed sash windows.

Shower Room

Suite comprising step in double shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, low level wc, heated towel rail, shaver point, partly tiled walls, inset ceiling spotlights, vinyl flooring.

Outside

The property benefits from one allocated off road parking space and use of visitor parking.

Tenure & Charges

Leasehold

125 years from and including 1 July 2018 and to and including 31 July 2143

Service Charge: £1,502.88 per annum

Ground Rent: £150 per annum

All charges payable to the managing agent Ash & Co.

Information correct as of 06/06/2026

Services

Mains water, electric and drainage.

Local Authority

Gloucester City Council

Council Tax Band: A

Awaiting Vendor Approval

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	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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