



The Firs Heathville Road, Gloucester GL1 3EW
£155,000



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• Top floor two double bedroom apartment • Separate kitchen & living accommodation • Convenient central location • Ideal for first time buyers or investors • Potential rental income of £1000pcm • EPC rating C78 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027



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

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Entrance Hallway

Generously sized entrance hallway with space for storing coats, shoes and such like.

Living Room

Spacious living room with scope for dining area next to bay window with stunning views.

Kitchen

Galley style kitchen comprising oven with hob, plumbing for washing machine and space for fridge freezer. A new boiler was fitted earlier this year.

Master Bedroom

Large double bedroom with window to rear aspect.

Second Bedroom

Double bedroom with scope for work from home space with window to rear aspect.

Bathroom

Modern white suite comprising bath with electric shower overhead, w.c. and wash hand basin with frosted glass window to rear.

Garage

Currently used as a parking space with availability to be used as a storage space.

Outside

To the front of the property lies communal gardens with guest parking. Bins storage is located to the rear of the property.

Location

The characterful and favoured residential setting of Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

Material Information

Tenure: Leasehold of 946 years, with a service charge of £1,637.92 per annum. Reviewed yearly via residents at AGM. Managed by Cambray Property Management. (Information correct as of 14/04/2026).

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

Electricity supply: Mains

Water supply: Meter

Sewerage: Mains

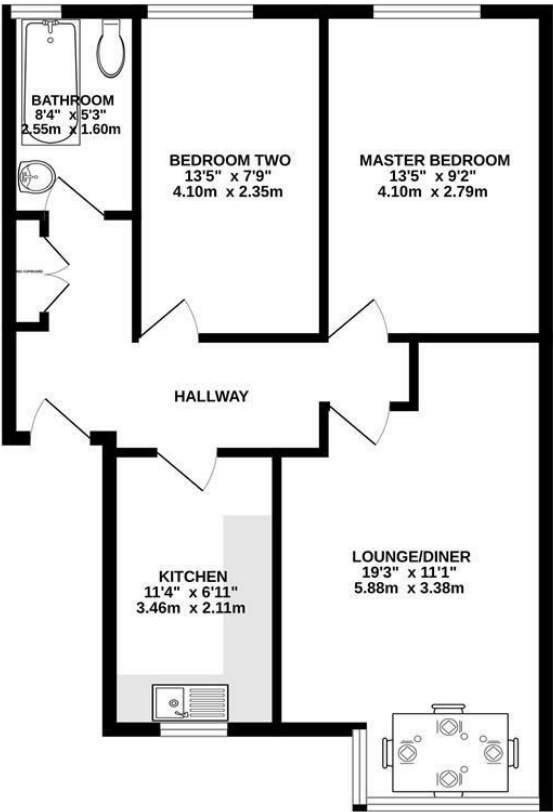
Heating: Gas

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

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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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.

