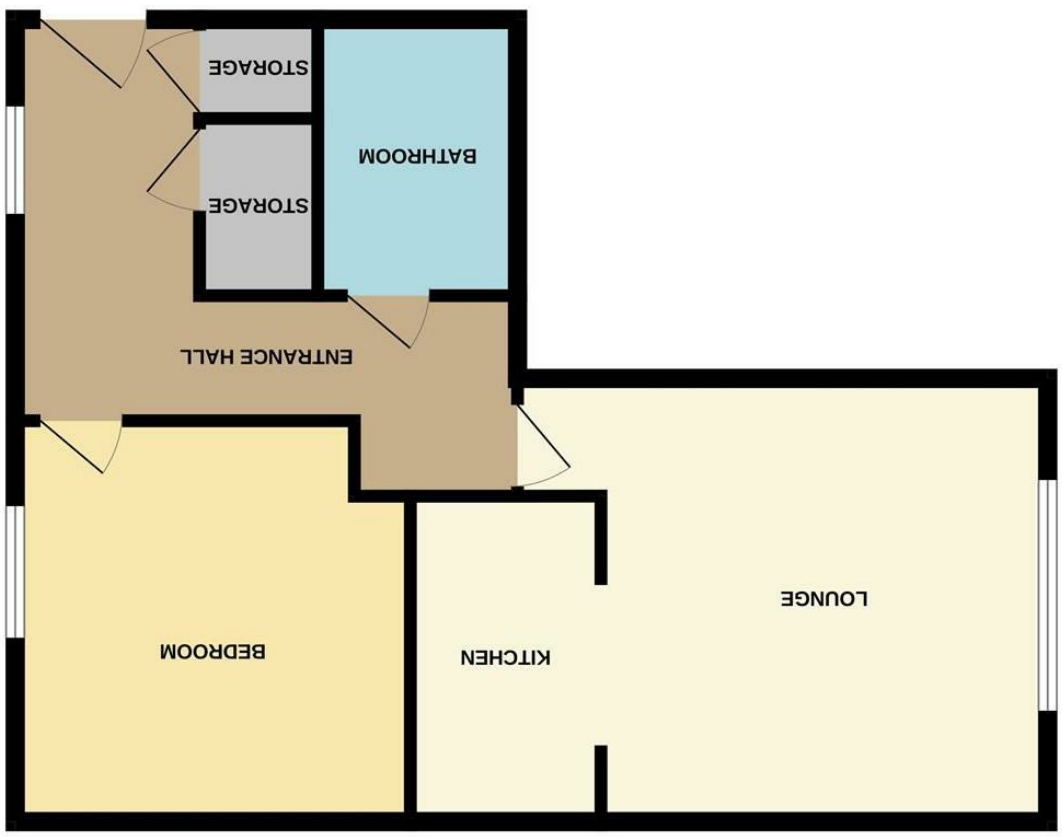

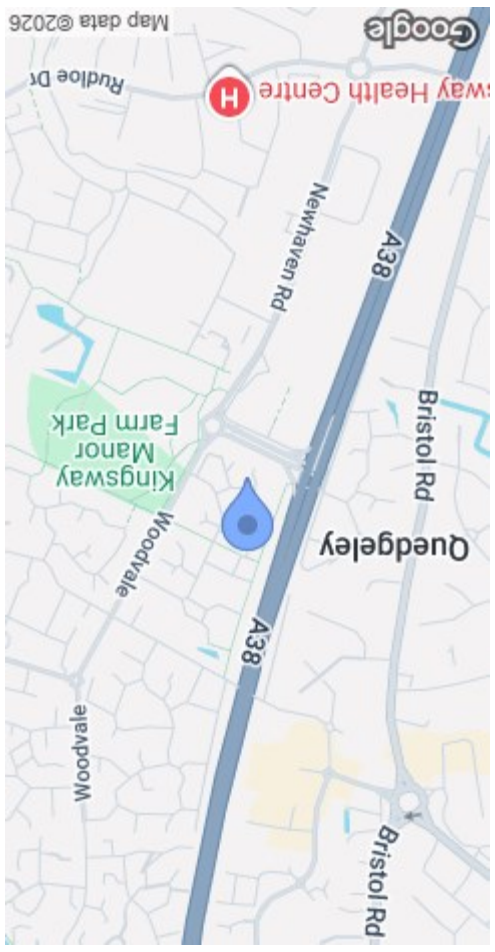

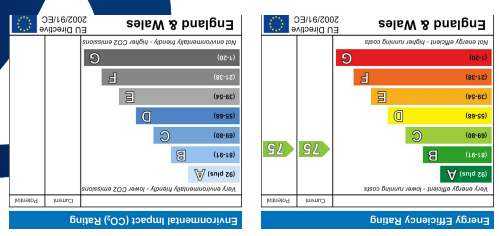

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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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31 Shawbury Avenue
Kingsway, Gloucester GL2 2BD

STEVE GOOCH
ESTATE AGENTS | EST 1985

£120,000

A well presented modern first floor one bedroom leasehold apartment with allocated off road parking and offered with no onward chain.

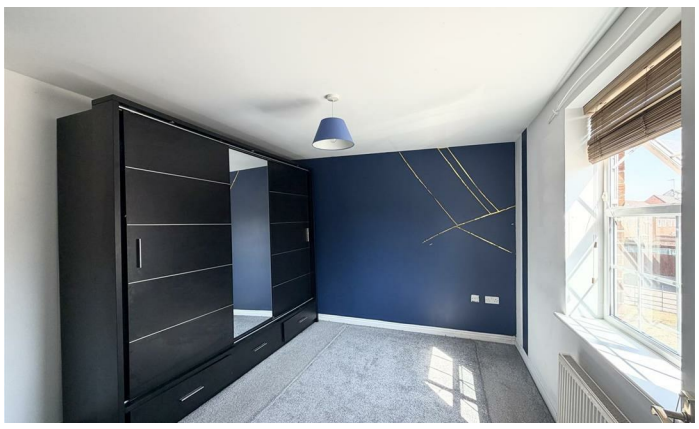
The accommodation comprises entrance hallway, open plan lounge/kitchen/diner, double bedroom and bathroom.

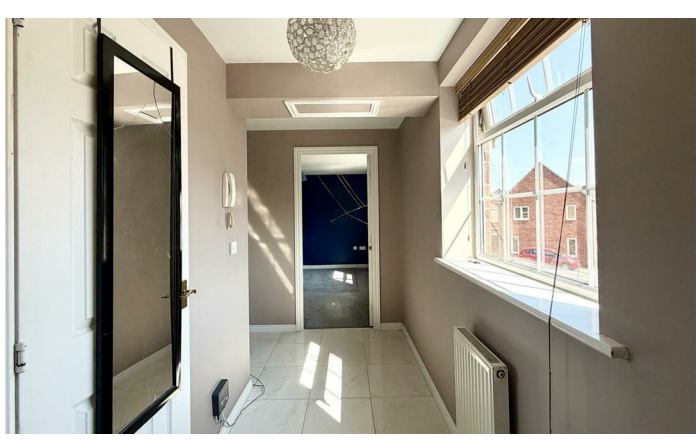
Additional benefits include gas fired central heating and upvc double glazing throughout.

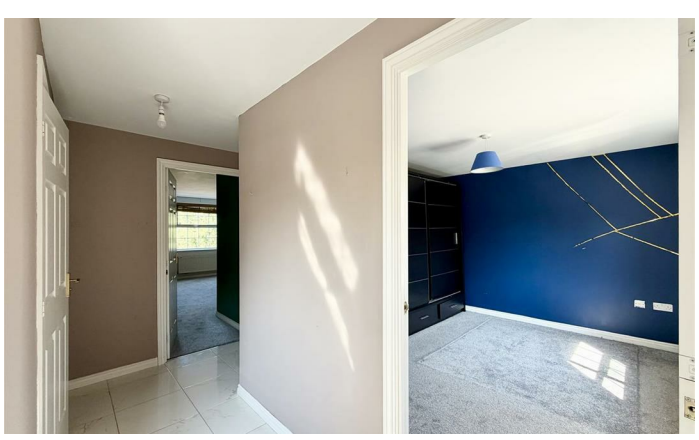
Kingsway Village is a growing suburb located three miles south of the City of Gloucester, adjacent to the suburbs of Quedgeley and Tuffley.

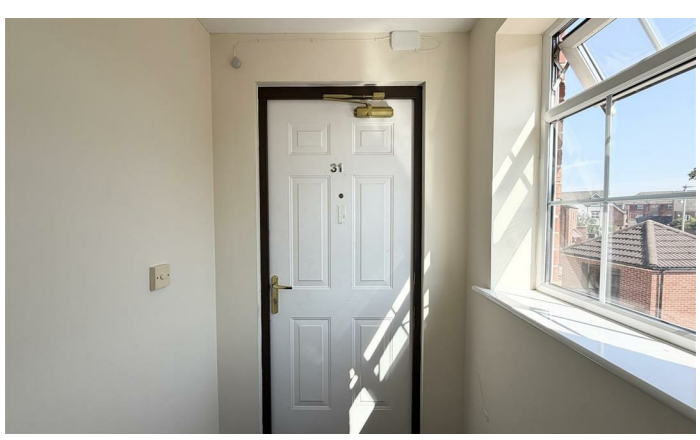
Kingsway is built upon the old RAF Quedgeley site and the development of the site was started in 2006 by several housing developers.

The village now has two primary schools which are Kingsway Primary School and Waterwells Primary Academy. There is an array of local amenities to include various retailers, a choice of supermarkets, a gym, doctor's surgery, a community centre and two pubs great for families, The Rose Tree and The Barn Owl. Further to this there is a regular bus service and the M5 is within easy reach with both Northbound and Southbound access.









Communal door leads into:

COMMUNAL ENTRANCE HALLWAY
Stairs leading to the 1st floor where 31 can be found.

Door leads into:

ENTRANCE HALLWAY
Two storage cupboards one housing the gas combination boiler, intercom system, power points, two radiators, various doors leading off, tiled flooring, upvc double glazed window to front elevation.

OPEN PLAN LOUNGE/KITCHEN/DINER
20'0" x 13'8" (6.10m x 4.19m)
Wood effect kitchen with base, drawer and wall mounted units, marble effect worksurfaces, built in electric oven, electric four ring hob and extractor hood, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, plumbing for washing machine, space for freestanding fridge/freezer, power points, radiator, wooden built media wall, upvc double glazed window to rear elevation.

BEDROOM
12'0" x 10'5" (3.67m x 3.18m)
Power points, radiator, upvc double glazed window to front elevation.

BATHROOM
White suite comprising bath with shower over, low level w.c., pedestal wash hand basin, fully tiled walls, radiator, extractor fan, tiled floor.

OUTSIDE
To the rear there is one allocated parking space.

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: A
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Leasehold.

LEASE
150 Years From 15th October 2008.

MAINTENANCE CHARGES
£1,548.00 Per Annum.

GROUND RENT
£134.00 Per Annum.

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
On reaching Kingsway proceed towards the roundabout taking the first exit off into Woodvale. Proceed along here turning first left into Halton Way then first left again into Shawbury Avenue 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 Surveys).

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