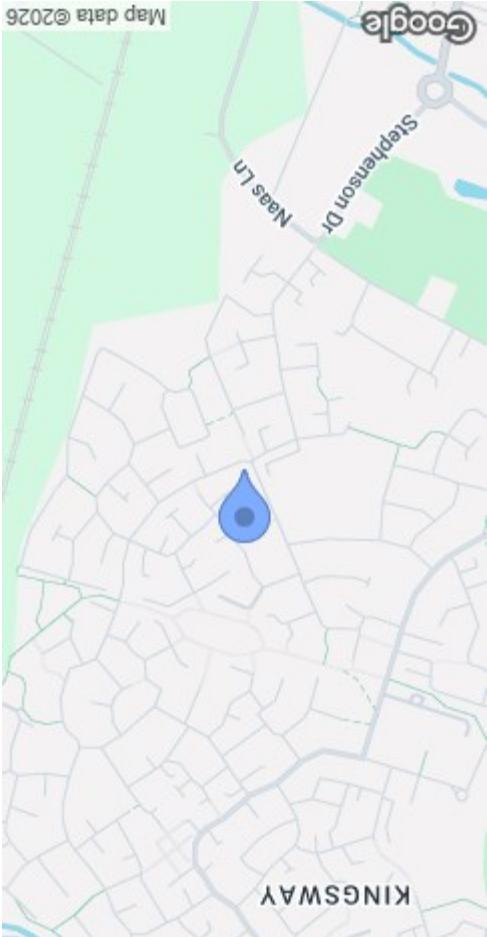
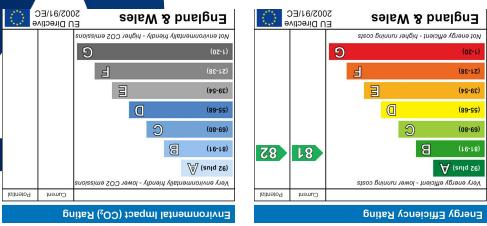


in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. Please note that the preparation of these particulars do 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 reasonable steps have been taken with the preparation of these particulars but completeness 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.

MISREPRESENTATION DISCLAIMER



GROUND FLOOR



Flat 4 91 Goose Bay Drive,  
Kingsway, Gloucester GL2 2EU

 STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£140,000**

Two double bedroom first floor apartment with a garage that overlooks the local allotments and was built in 2015.

Accommodation comprises hallway, open plan living space with fitted kitchen units and built in appliances, bedroom one with a double built in wardrobe, bedroom two with a double built in wardrobe and the bathroom with a white suite.

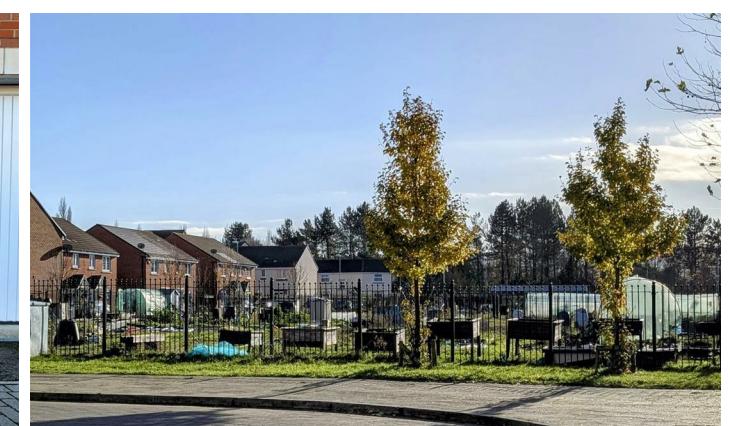
Outside of the property you have small communal gardens and a single garage with an up and over door.

Kingsway Village is a growing suburb located three miles south of the City of Gloucester, adjacent to the suburbs of Quedgeley and Tuffley. In 1535, Henry VIII and Anne Boleyn visited the parish of Quedgeley and were met by representatives of the city of Gloucester. Around this time in the Middle Ages, the main road through the parish was known as "The King's Way".

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

For those with green fingers, the Kingsway Allotment Association was set up in 2003. The popular and attractive allotment site is self-managed on a voluntary basis by the Kingsway Allotment Association under an agreement held with Cheshire West and Chester Council. Although the Allotment site is owned by Cheshire West and Chester Council, the land is leased to the Kingsway Allotment Association in order to manage the site for the benefit of plotholders.

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.



Front door leads into:

#### **ENTRANCE HALLWAY**

Two built in storage cupboards, single radiator, upvc double glazed Georgian style window to rear elevation overlooking the surrounding area.

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

18'3 x 12' (5.56m x 3.66m )

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob, extractor hood, matching stainless steel splashback, plumbing for automatic washing machine, space for fridge/freezer, double radiator, single radiator, tv point, upvc double glazed Georgian style windows to front and rear elevations.

#### **BEDROOM 1**

12'5 x 9'6 max (3.78m x 2.90m max)

Double built in wardrobe, upvc double glazed Georgian style window to front elevation overlooking the allotments.

#### **BEDROOM 2**

11'6 x 9'2 max (3.51m x 2.79m max)

Double built in wardrobe, single radiator, upvc double glazed Georgian style window to front elevation.

#### **BATHROOM**

7'9 x 5'2 max (2.36m x 1.57m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, extractor fan, single radiator.

#### **OUTSIDE**

There are communal gardens and a:

#### **SINGLE EN-BLOC GARAGE**

Up and over door to front elevation.

#### **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: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

#### **TENURE**

Leasehold.

#### **LEASE**

990 Years Remaining.

#### **MAINTENANCE CHARGES**

£117.00 Per Calendar Month.

#### **GROUND RENT**

£250.00 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**

Turn into Kingsway passing the Asda superstore turning right at the roundabout into New Haven Road and proceed along to the next roundabout turning left passing the Rose Tree Farm Pub into Rudloe Drive. Continue along here taking the right hand turn into Wendling Drive and at the T junction turn right and follow the round round to the left onto Goose Bay Drive 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.