20 The Clock Tower Huckley Field, Abbeymead GL4 5SX

£180,000

naylor powell

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• Chain free • First Floor Apartment with secure allocated parking • Open plan living accommodation • Ensuite to master bedroom • Integrated Kitchen Appliances • Fantastic investment opportunity • Two Bedrooms • Leasehold- Length of lease 108 years remaining • EPC rating D61 • Gloucester City Council - Tax band B £1,826.36 (2026/2027)

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Entrance hall
Storage cupboard, doors to all rooms.

Open plan kitchen/living
The kitchen area consists of matching wall and base units with laminate work surface over, inset 1 1/2 bowl stainless steel sink and drainer unit, integrated appliances to include hob, oven and fridge freezer. There is then also a good size living area with four large double glazed windows to the front elevation and wall mounted electric heaters.

Master bedroom
A very good size double bedroom with double glazed window to the side elecvation, wall mounted electric heater and door to;

En-suite
Double glazed window to the side elevation, shower cubicle, wash hand basin, WC, tiled splash backs and tiled flooring.

Second bedroom
A good double bedroom with two double glazed windows to the side elevation, wall mounted electric heater.

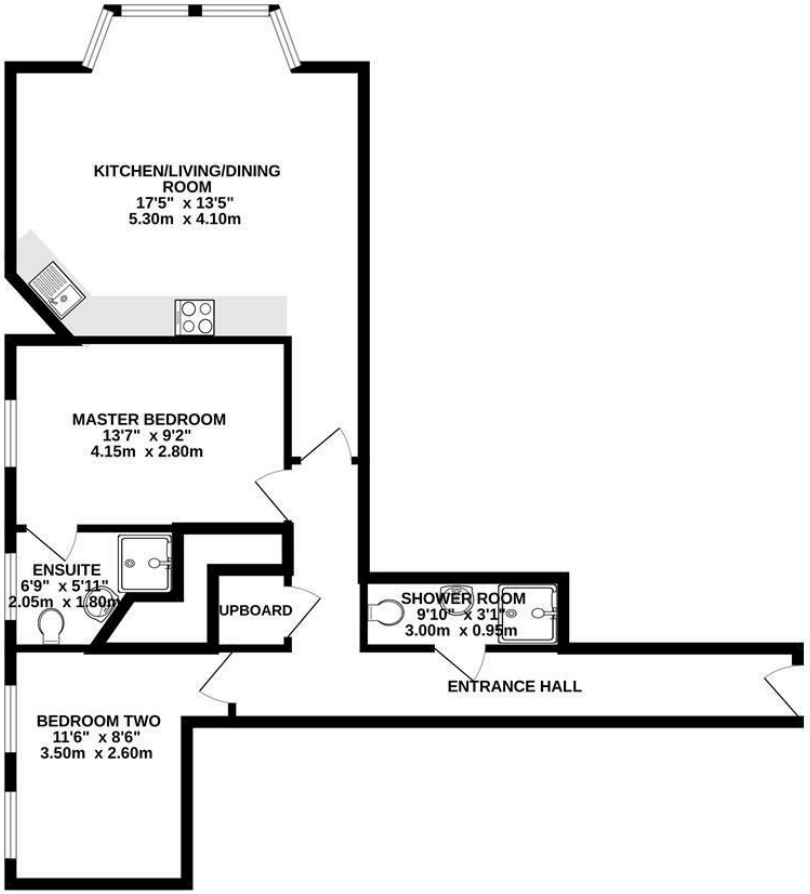
Shower room
Shower cubicle, wash hand basin, WC, tiled splash backs and tiled flooring.

Outside

Location
The ever popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre offering various amenities including a Morrisons superstore, restaurants, schooling and public transport links to include the Gloucester bus routes to the nearly renovated City Centre station. The historic City Centre, to include the medieval Cathedral, offers further shops, boutiques and eateries alongside the recently developed Gloucester Docks and Quays shopping destination.

Material Information
Tenure: Leasehold from 1 June 2006 to 31 May 2131 - 106 years remaining, Maintenance charge - Approx. £127 per month. Ground Rent - Approx. £200 per annum.
Managed by Warwick Estates Property Management Ltd
Council Tax Band: Tax Band B
Local Authority and Rates: Gloucester City Council; £1,826.36(2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Standard 14 Mbps, Superfast 74 Mbps
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)

FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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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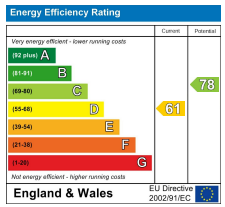
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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