



**41 Chestnut Road, Gloucester GL3 4GW**  
**50% Shared Ownership £88,500**



## 41 Chestnut Road, Gloucester GL3 4GW

• Open plan Kitchen/Living/Dining Room • Kitchen with integrated appliances • En suite to master with an additional bathroom • First floor apartment • Allocated parking space • Double glazing and gas central heating • Available on a 50% shared ownership basis • 118 year lease • Tewkesbury Borough Council- Tax Band A - £1,500.09 per annum (2025/26) • EPC Rating B82



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## 50% Shared Ownership £88,500

### Entrance Hall

There is a double-glazed window to the side elevation, two useful storage cupboards, a radiator,

### Bedroom One

Double-glazed window to side elevation, radiator, built-in wardrobe, door to;

### En Suite

Shower cubicle with mains shower, washhand basin with mixer tap, WC, tiled splashback and heated towel rail.

### Bedroom Two

Double-glazed window to side elevation, radiator.

### Bathroom

Bath with shower over, washhand basin with mixer tap, WC, heated towel rail and tiled splashbacks.

### Kitchen/ Living Room/Dining Room

The kitchen area consists of a double-glazed window to the side elevation, a range of matching modern wall and base units with laminate work surfaces over and matching upstands, inset one bowl stainless steel sink with mixer tap and drainer unit, integrated appliances to include fridge/freezer, four ring gas hob with electric oven and stainless steel extractor hood over, cupboard housing wall mounted combi boiler, inset ceiling spotlights, vinyl flooring. The Living/Dining Room consists of double-glazed windows to the side and rear elevations and two radiators.

### Outside

There is one allocated off road parking space and bin store.

### Location

Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tescos supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

### Material Information

Tenure: Leasehold. 125 years from 12/08/2018 , lease remaining 118 years. Management company – Gateway Property Maintenance. Service Charge – £1529.17 per annum. Reviewed every year - lease management fee £26.23 per calendar month. No ground rent.

Shared Ownership - Rent Charges : £276.09 per calendar month via Heylo Housing

Council tax band: Tax Band A

Local authority and rates: Tewkesbury Borough Council, £1,500.09 (2025/2026)

Electricity supply: Meter

Water supply: Mains

Sewerage: Mains

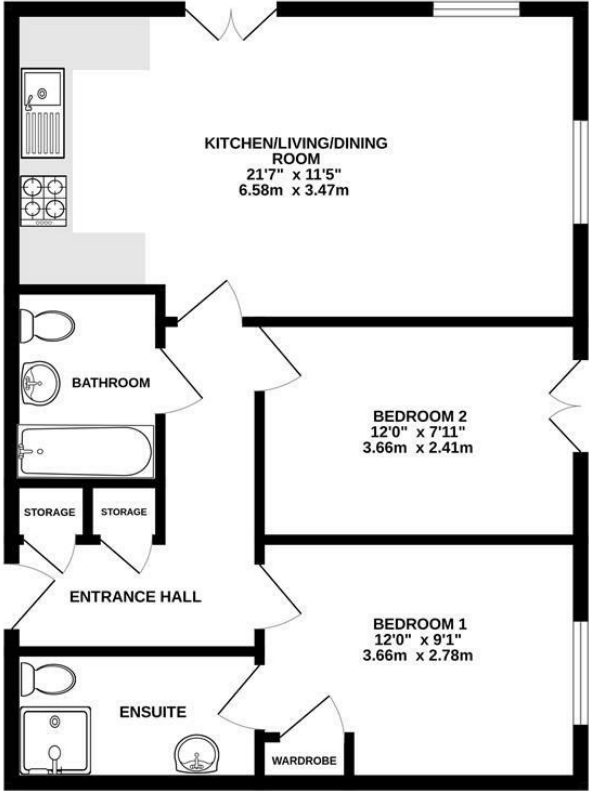
Heating: Electric

Broadband speed: Standard 8 Mbps, Superfast 37 Mbps and Ultrafast 1800 Mbps.

Mobile phone coverage: Vodafone (Likely), EE (Likely), Three (Limited) and O2 (Likely).



GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 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.

