

Colebridge House Apartments 82-84 Cheltenham

£149,950

naylor powell

Colebridge House Apartments 82-84 Cheltenham Road, Longlevens GL2 0LX

• No onward chain • One double bedroom first floor apartment • Open plan kitchen & living accommodation • Allocated parking space • Potential rental income of £850 pcm • EPC rating C69 • Gloucester City Council - Tax Band A (£1,570.56 per annum)

£149,950

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

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Entrance Hallway
Hallway provides access to the bedroom, living room and shower room whilst providing suitable space for shoes, coats and such like.

Living Room / Kitchen
The light and airy open plan room benefits from an abundance of natural light streaming into the room through the two large sash windows overlooking the rear aspect. The kitchen area itself boasts ample worktop and storage space with integrated appliances to include washing machine, fridge with freezer compartment, electric hob and oven.

Bedroom
Large double bedroom with window overlooking the rear aspect and built-in wardrobe.

Shower Room
Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

Outside
Externally the development from communal lawned areas well maintained as part of the management arrangements. The apartment also benefits from an allocated parking space to the front of the building.

Location
A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The city centre itself continues to offers a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

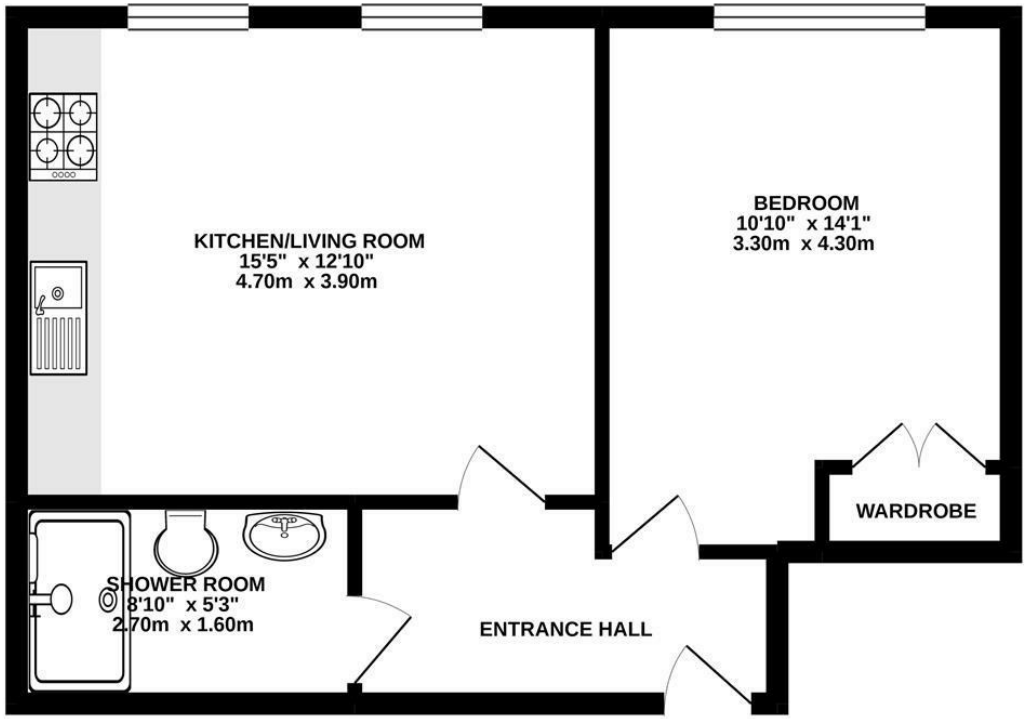
Material Information
Tenure: Leasehold with a lease length of 117 years remaining. Service charges total £1,502.88 per annum whilst and ground rent totals £150 per annum with all charges payable to the managing agent Ash & Co.
Information correct as of 06/06/2026

Local authority and rates: Gloucester City Council - Tax Band A (£1,570.56 per annum).
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Standard 4 Mbps, Superfast 74 Mbps - Highest available download speed.
Mobile phone coverage: EE, Vodafone, Three, O2.





GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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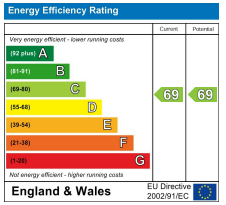
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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