Flat 3 23 Brunswick Square, Gloucester GL1 1UN

Offers Over £129,000

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• No onward chain • Characterful one double bedroom apartment • Set within the heart of the Georgian Brunswick Square and Gardens • Contemporary matte grey kitchen with wooden work surfaces and integrated appliances • Communal parking to the rear • EPC rating C74 • Potential rental income of £795 pcm • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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Entrance Hallway
Hallway, with secure intercom entry system, provides access to the kitchen, bathroom, bedroom and living room.

Living Room
Light & airy living room provides suitable space for a dining area if required. Feature fireplace provides character to the room with sash window overlooking the rear aspect.

Kitchen
Modern kitchen benefits from ample worktop and storage space with integrated hob and oven as well as plumbing for an automatic washing machine. Sash window provides views across the communal gardens to the front.

Bedroom
Double bedroom with window overlooking the front aspect continuing the views across the communal gardens.

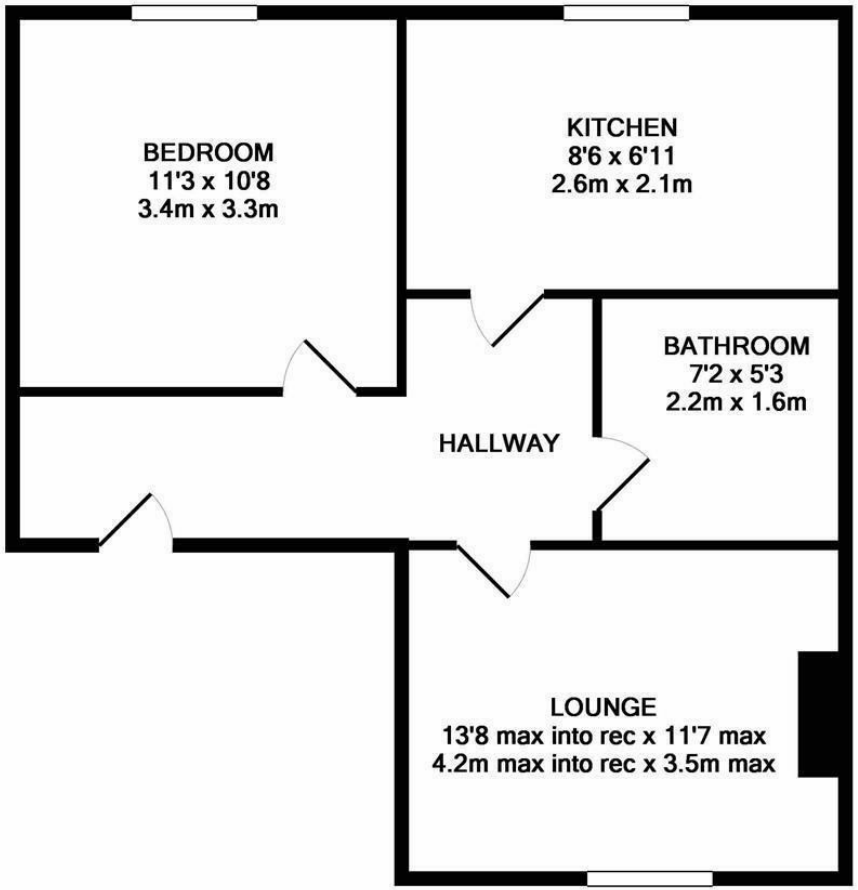
Bathroom
Modern white suite tiled bathroom comprises w.c, wash hand basin and bath with shower attachment over.

Outside
Parking is found to the rear of the property on a first come first served basis alongside a small communal garden. Additional council permit parking can be located in Brunswick Square, alongside access to the private residence central square park which provides a pleasant area to enjoy with mature shrubs and well appointed boarders.

Location
Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

Material Information
Tenure: Leasehold - 125 year lease with 117 years remaining. Managed by Ash & Co. Service charges are payable at £1,200 per annum paid in monthly instalments and ground rent of £110 per annum. *Information correct as of 14/04/2026*

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed
Mobile phone coverage: Three, EE, Vodafone, O2.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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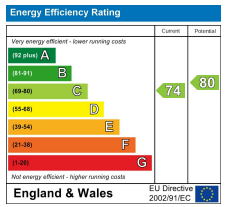
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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