Whitefriars Apartments 5 Market Parade, Gloucester GL1 1RL

£259,500

naylor powell

Whitefriars Apartments 5 Market Parade, Gloucester GL1 1RL

• No onward chain • Two double bedroom modern City Centre apartment • Set within the newly established Forum development • Unique communal roof terrace offering stunning views of the City and the Cathedral • Generous & spacious open plan living accommodation • Close proximity to local amenities to include shops, restaurants & gym • Fantastic transport links from the newly refurbished bus station & train station • Potential rental income of £1,100 pcm • EPC rating C79 • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

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Entrance Hallway
Spacious hallway provides access to both bedrooms, family bathroom, living room and to a large utility cupboard benefitting from plumbing for an automatic washing machine alongside ample storage.

Living Room / Kitchen
Light & airy open plan room with an abundance of natural light streaming into the room via the floor to ceiling window and the sliding doors open to the private balcony providing ideal outside seating. The spacious room provides convenient space for both living and dining areas with breakfast bar offering further seating and separation from the kitchen itself. Ample worktop and storage space is provided within the kitchen alongside integrated hob, oven, dishwasher, fridge and freezer.

Bedroom One
Large double bedroom with built-in wardrobe, window overlooking the front aspect and access to the en-suite shower room.

En-Suite
Modern white suite shower room comprises w.c, wash hand basin, heated towel rail and walk-in shower cubicle.

Bedroom Two
Double bedroom with window overlooking the front aspect.

Bathroom
Modern white suite family bathroom comprises w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Outside
Located on the third floor of the building, a stunning communal roof top terrace is offered to the residents offering beautiful views of across the City, of the Countryside in the distance and of the Historic Gloucester Cathedral providing an ideal space for relaxing throughout the day. The development also benefits from secure bike and bin storage to the rear.

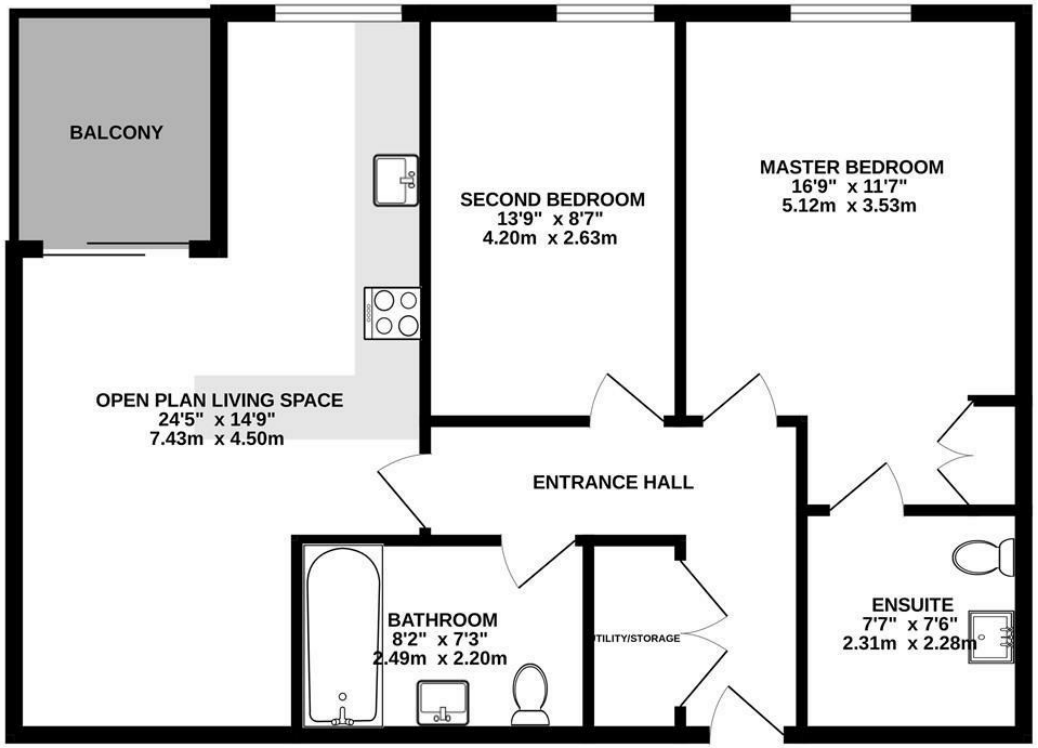
Location
Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, The Forum is a newly built development comprising of apartments, restaurants, boutique hotel, 24 hour gym complex and office facilities to create a vibrant community. Within a short distance of the development, the bus and train station offer fantastic commuter links to all major cities including a direct line to London Paddington. This location is ideal for both professionals, first time buyers and investors alike.

Material Information
Tenure: Leasehold of 999 years from 1st January 2002 (994 years remianing). Managed by Ash & Co at an approximate charge of £2,989.48 per annum. Part covers normal shared building maintenance, management and insurances.
Information correct as of 6/5/26

Local authority and rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.
10 year new homes guarantee from 2022.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric with air com facilities provided also.
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps- Highest available download speed. Virgin media fibre is connected.
Mobile phone coverage: Three, O2, EE, Vodafone.

Agents Note
Please note the apartment does not come with allocated parking. Permits are available via the council for £60 per annum and the opportunity to lease a secure allocated parking space within the Forum development opposite is also available for an annual fee.

GROUND FLOOR



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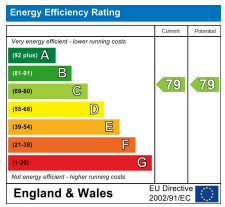
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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BUS STOP