



30 The Courtyard London Road, Gloucester GL1 3PS
£190,000



30 The Courtyard London Road, Gloucester GL1 3PS

• City centre location • Three bedroom maisonette • Spacious open plan kitchen & living room • Allocated parking space • Potential rental income of £1,200 pcm • EPC rating C74 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

£190,000

Entrance Hall

Stairs leading from the front door to the property hallway. Appropriate room for coat and shoe storage at the bottom of the stairs.

Living Room / Dining Room

Large open plan living / dining room with window to front aspect.

Kitchen

Open plan to from living / dining area, modern kitchen with plenty of countertop space with plumbing for both dishwasher and washing machine.

Master Bedroom

Large double bedroom with built-in wardrobes, en-suite and window to rear aspect.

En-suite

Modern white suite shower room comprising shower, wash hand basin and w.c

Second Bedroom

Double bedroom with storage cupboard and window to front aspect.

Third Bedroom

Single bedroom with dual purpose as an office space.

Family Bathroom

Modern white suite comprising w.c, wash hand basin and bath with shower overhead.

Material Information

Tenure: Leasehold. Length of lease: 125 years remaining. Service charge: £35 per month. Maintenance charge: £25 per month.

Information correct as of 30/10/25

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

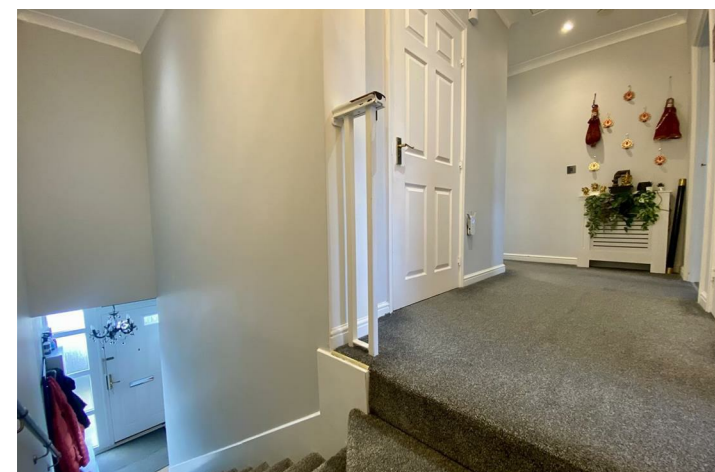
Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

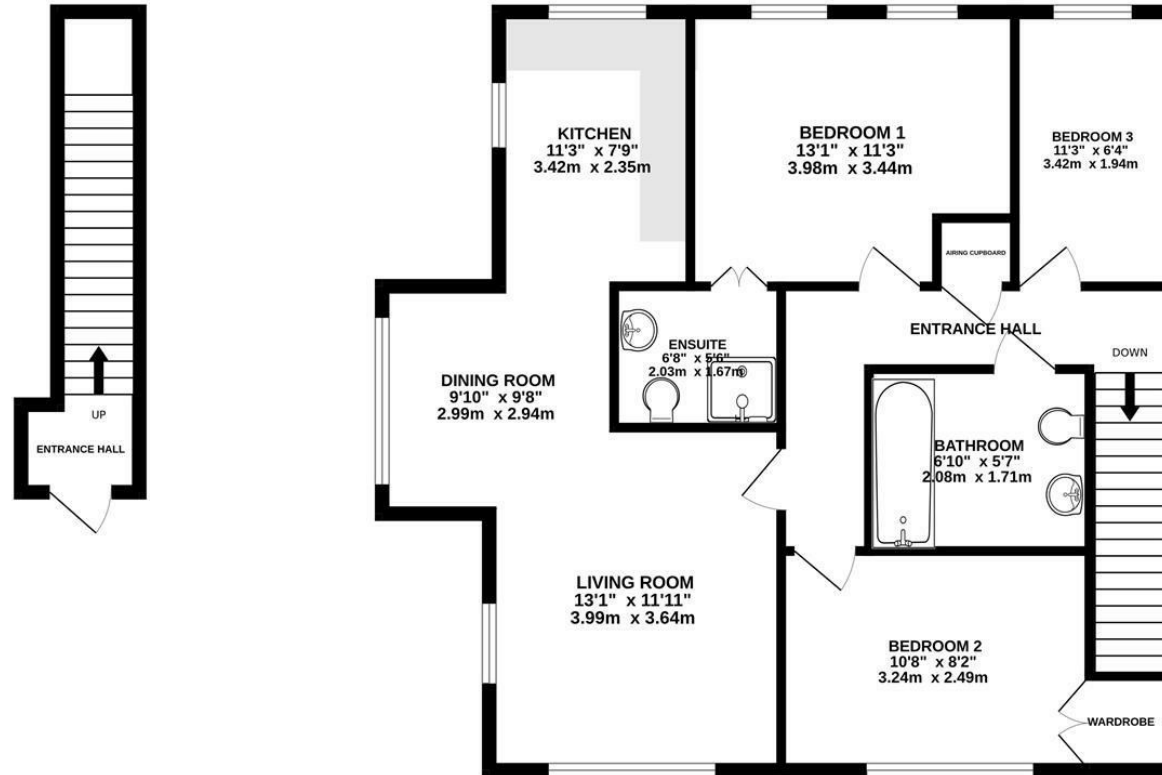
Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, O2, Vodafone, Three - Limited



GROUND FLOOR

1ST 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.
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

