



**Ribston Hall 15 Spa Road, Gloucester GL1 1UY**  
**£215,000**





# Ribston Hall 15 Spa Road, Gloucester GL1 1UY

- Two double bedroom characterful ground floor apartment
- Situated within the Grade II listed building of Ribston Hall dating back to the early 1800's
- Generous sized living room with dining area
- Private courtyard garden adjacent to the apartment
- Allocated parking space & additional visitor parking spaces
- Potential rental income of £1,100 pcm
- EPC rating F32
- Gloucester City Council - Tax Band C (£1,900.50 per annum)



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## Entrance Hallway

Characterful features begin from the spacious hallway which provides access to both bedrooms, bathroom and steps down to the lower level providing access to the kitchen and living room. Feature window from the hallway looks into the living room along further light into the property.

## Living Room / Dining Room

The generous sized open plan room provides convenient space for both lounge and dining areas as well as the potential to create a home office area if required. Access to the the courtyard garden is provided from the room via double doors to the rear.

## Kitchen

Adjacent to the living room, the kitchen benefits from ample worktop and storage space with integrated appliances to include hob, oven, fridge, freezer and automatic washing machine.

## Bedroom One

Double bedroom with built-in wardrobe and sash window overlooking the courtyard garden.

## Bedroom Two

Double bedroom with built-in storage space, cupboard housing the water tank and sash window overlooking the side aspect.

## Bathroom

White suite tiled bathroom comprising of w.c, wash hand basin with storage below, heated towel rail and bath with shower attachment over.

## Outside

Accessed to the rear of the main building, gated access opens to the steps leading to the private courtyard garden. The peaceful outdoor space is for the benefit of the residents of the apartment and provides convenient seating area and ideal space for entertaining guests. Further set of stone steps leads to the front door of the apartment itself. Back to the front of the building itself, a secure car parking area

is accessed via double gates where one allocated parking space for the apartment as well as ample visitor parking spaces. Intercom system to the front of the building is also found benefitting the apartment itself.

## Location

Positioned on Spa Road, Ribston Hall offers convenient access to the Historic Gloucester Quays benefitting from the designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is within 1.5 miles and offers direct lines to London and surrounding areas.

## Material Information

Tenure: Leasehold with a lease length of 106 years remaining. Service charges total £2,668.86 per annum whilst and ground rent totals £150 per annum with all charges payable to the managing agent Ribston Hall Management Co. Ltd and are paid in half yearly instalments. All charges are reviewed on a yearly basis.

\*Information correct as of 26/09/2024\*

Local authority and rates: Gloucester City Council - Tax Band C (£1,900.50 per annum).

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

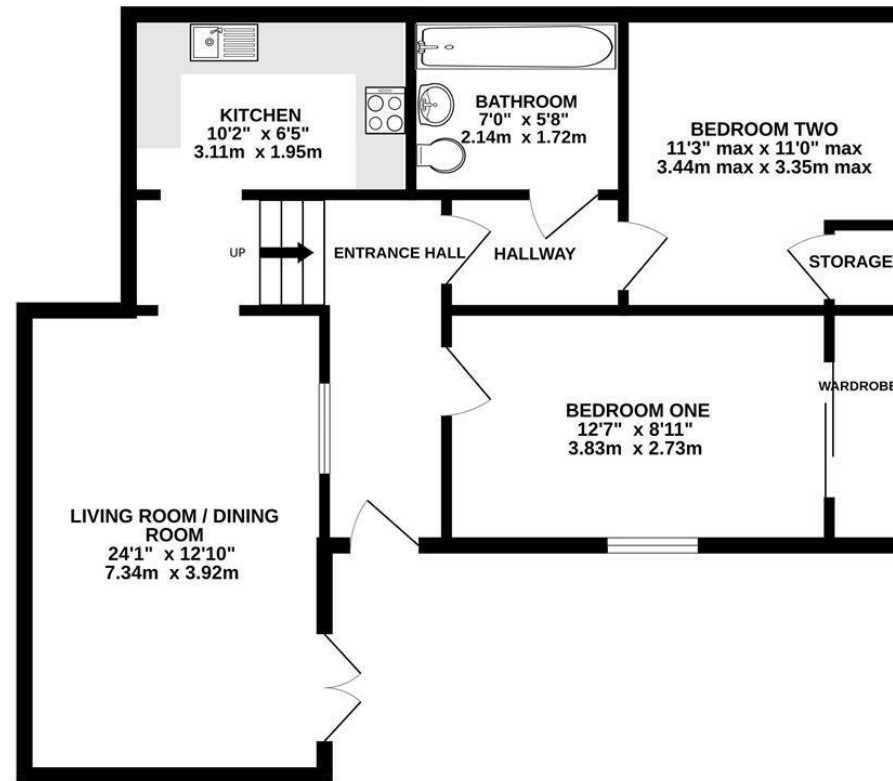
Heating: Electric

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA - 672 sq.ft. (62.5 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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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.

