



**59 Friars Orchard, Friars Orchard GL1 1GE**  
**£189,950**



## 59 Friars Orchard, Friars Orchard GL1 1GE

• Immaculately presented two double bedroom apartment • Open plan kitchen & living accommodation • Juliet balconies with far reaching countryside views • Ideal central location • Potential rental income of £995pcm • EPC rating C80 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

**£189,950**

### Entrance Hallway

Spacious hallway with vinyl wood effect flooring benefitting from a large storage cupboard, with plumbing for an automatic washing machine, and providing access to both bedrooms, bathroom and lounge.

### Lounge/Kitchen

Open plan kitchen and living accommodation with an abundance of natural light streaming through from the four Juliet balconies. The kitchen offers ample space for a dining area alongside ample worktop and storage space. Integrated appliances include electric hob, oven and dishwasher.

### Bedroom One

Double bedroom with carpeted flooring and Juliet balcony facing the front aspect. Door opens to the en-suite shower room.

### En-suite

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

### Bedroom Two

Double bedroom with carpeted flooring and Juliet balcony facing the front aspect.

### Bathroom

Modern white suite bathroom comprising of bath with shower attachment from the tap, w.c., and wash hand basin.

### Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester

Quays development, the Friars Orchard development provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

### Material Information

Tenure: Leasehold - 250 year lease from 1/7/14. Ground rent of £86 per annum. Service charge of approximately £378.45 paid quarterly to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company Dandy Wren  
\*Information correct as of 02/08/2024\*

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Heating

Broadband speed: Basic 16Mbps, Superfast 80Mbps- Highest available download speed

Mobile phone coverage: Three

### Agents Note

Please note there is no allocated parking available with the apartment. On street permit parking is available via the council for approximately £60 per annum.



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

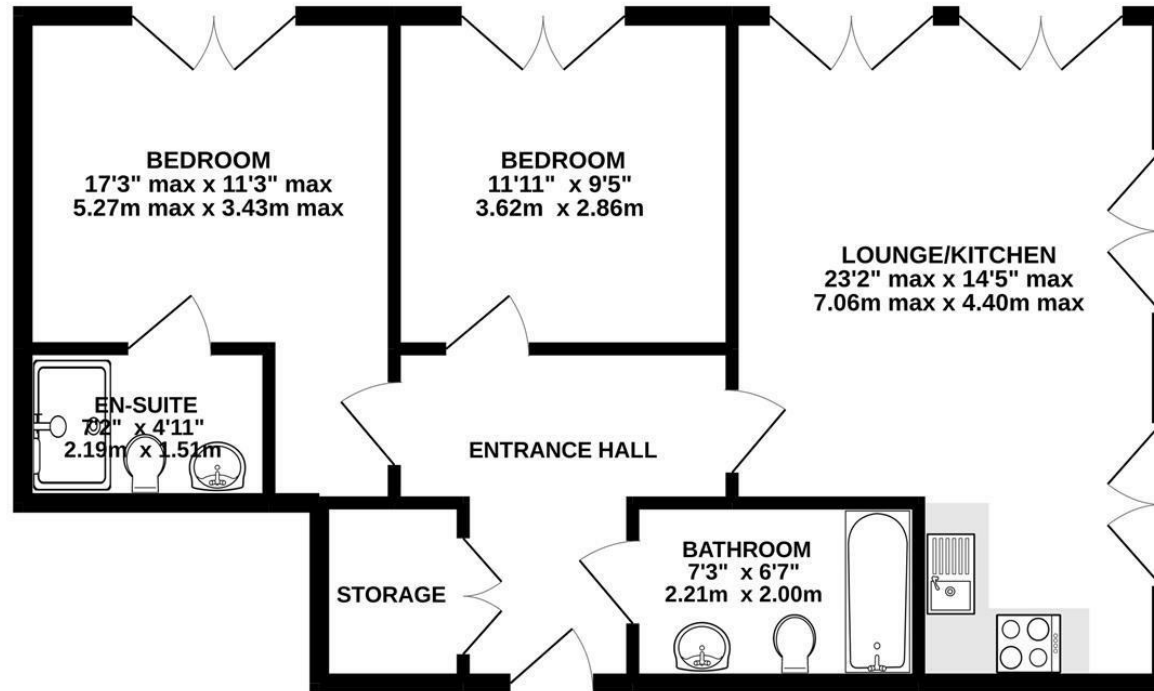
**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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.  
Made with Metropix ©2022

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.

