



Bayswater House Harescombe Drive, Gloucester GL1 3LE

£120,000



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• No onward chain • One double bedroom second floor apartment • Open plan kitchen & living accommodation • Allocated parking space to the rear • Conveniently located within close proximity of Gloucester Royal Hospital • Potential rental income of £800 pcm • EPC rating C76 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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Entrance Hallway

Spacious hallway provides access to the bedroom, living room, bathroom and to a built-in storage cupboard.

Living Room / Kitchen

The open plan room provides suitable living and dining areas with natural light streaming into the room via the windows to the front and side aspects. The kitchen area itself benefits from ample worktop and storage space with integrated hob and oven alongside plumbing for an automatic washing machine.

Bedroom

Double bedroom with window overlooking the front aspect.

Bathroom

White suite bathroom comprises w.c, wash hand basin and bath with shower attachment over.

Outside

The property comes with an allocated parking space to the rear of the building. There is also one visitors parking permit which allows residents and visitors to park in the designated spaces.

Location

Within the heart of the historic Gloucester, close to

the Royal Hospital, St James House is ideally located for easy access to the city alongside those looking commute through bus routes and the train station, housing a direct line to London Paddington. With a range of local amenities along London Road to include a general store, pub, hairdressers and service station, whilst additional superstores can be located throughout the city alongside both primary and secondary schooling.

Material Information

Tenure: Leasehold property with 125 years starting from 2006. Ground rent of £205.00 per annum. A service charge of £939.35 per annum is payable to First port, £240.10 per annum is payable to Pier Management for building insurance and £795 per annum payable to Cambray Management for additional maintenance. All charges are reviewed every 12 months. (Information correct as of 20/8/25).

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

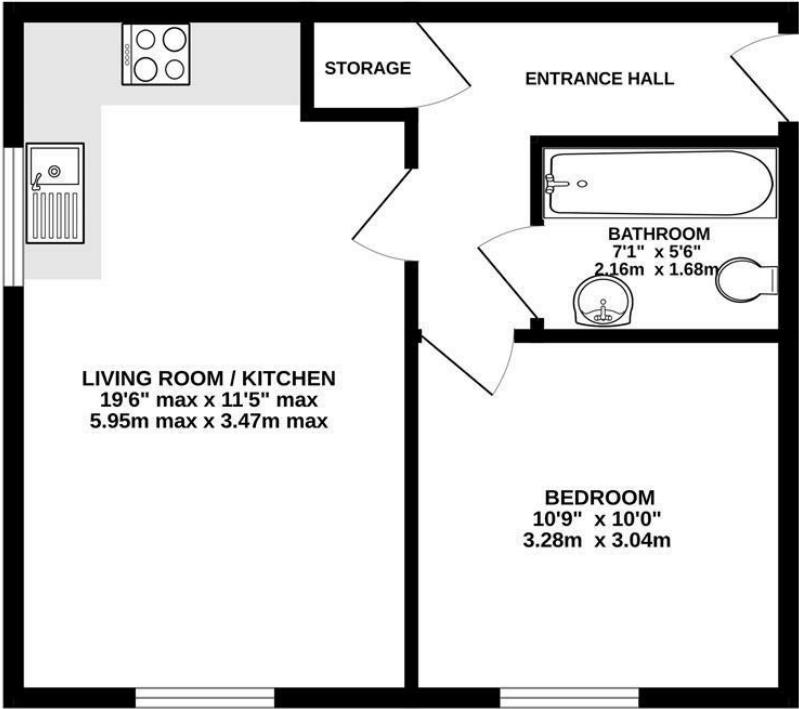
Heating: Electric

Broadband speed: Basic 14 Mbps, Superfast 71 Mbps - Highest available download speed.

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



SECOND 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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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.

