



**The Firs Heathville Road, Gloucester GL1 3EW**

**£155,000**



## The Firs Heathville Road, Gloucester GL1 3EW

• Two double bedroom ground floor apartment • Modern kitchen & bathroom • Generous sized living accommodation • Single garage & communal gardens • Situated in the ever popular residential location of Kingsholm • Potential rental income of £975 pcm • EPC rating TBC • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

**£155,000**



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

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**www.naylorpowell.com**

### Entrance Hallway

Spacious hallway, with large built-in storage cupboard, provides access to both bedrooms, kitchen, living room and bathroom.

### Living / Dining Room

Generous in size, the room provides enough space for both dining and living area with room for a study area also if required. Window overlooks the front aspect.

### Kitchen

The modern galley style kitchen boasts an ample worktop space with convenient storage space above and below. Integrated appliances include gas hob, electric oven, fridge and washing machine with further space for additional free standing appliances if required. Window overlooks the rear aspect.

### Bedroom One

Double bedroom with built-in double wardrobe and window overlooking the front aspect.

### Bedroom Two

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

### Bathroom

Modern fully tiled white suite bathroom comprises w.c, wash hand basin, bath with shower over and window with frosted glass overlooking the rear aspect.

### Garage

Single garage provides ideal storage space or parking for a small vehicle accessed via up and over door.

### Outside

Externally the property provides beautifully landscaped communal gardens for all the residents to enjoy with plenty of space for seating. An ideal laundry area is also provided to the residents of the building.

### Location

The characterful and favoured residential setting of Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

### Material Information

Tenure: Leasehold of 947 years, with a service charge of £1,638 per annum. Reviewed yearly via residents at AGM. Managed by Cambray Property Management. \*Information correct as of 22/12/25\*.

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

Electricity supply: Mains

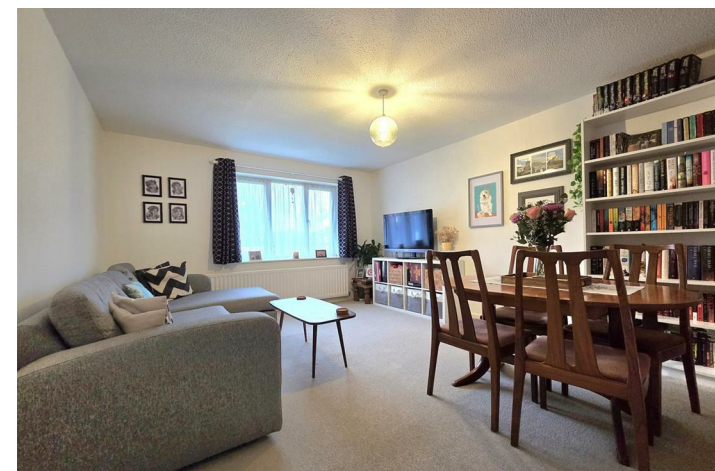
Water supply: Meter

Sewerage: Mains

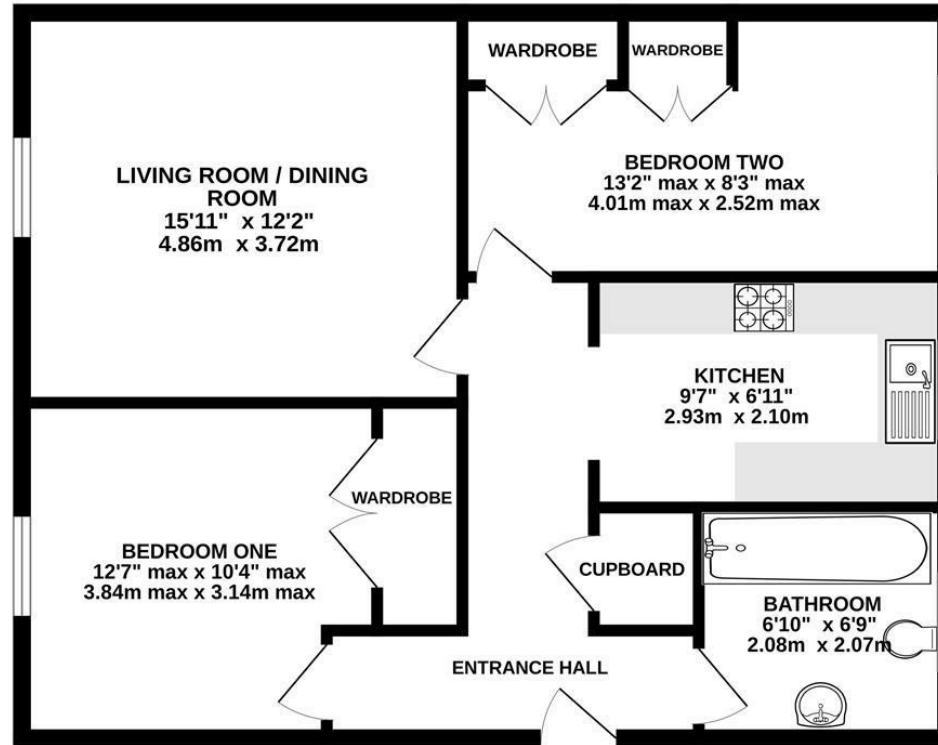
Heating: Gas

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

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



## 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.

Energy Efficiency Rating		Current	Potential
102-110	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



