



Sovereign Court 34-40 Sovereign Court, Gloucester GL1 3EL

£45,000



Sovereign Court 34-40 Sovereign Court, Gloucester GL1 3EL

- Over 55's apartment complex
- Two bedroom retirement property
- 24 hour emergency response system
- Communal garden & living facilities
- Security door & intercom system
- EPC rating of C77
- Gloucester City Council - Tax Band A (£1,570.56 per annum) 2026/2027

£45,000

Kitchen

A well-designed kitchen featuring practical countertop and storage space, together with freestanding space for a fridge-freezer and washing machine.

Living Room

Generously sized living room with window to front aspect.

Master Bedroom

Double bedroom with built in storage and window to front aspect.

Second Bedroom

Single bedroom with window to front window.

Hallway

Access to all rooms provided with two storage cupboards.

Bathroom

white suite comprising w.c., wash hand basin and shower cubicle with appropriate support.

Outside

To the front of the property lies a residential car park with non allocated parking, residents can apply for a permit for Henry Road. To the rear of the property is a communal garden area with patio and seating available to all to use.

Location

The characterful and favoured residential setting of Kingholm is located half a mile and 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 99 years from 1987 (60 years remaining). Managed by First Port with a service charge of £3,774.36 per annum and ground rent of £165.82 per annum. Careline emergency call system, building insurance and contents of communal areas, electric/heating/power to communal areas and remuneration of the on-site House Manager are all included.

Information correct as of 02/6/26

Local authority and rates: Gloucester City Council - Tax Band A (£1,570.56 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: Three, O2



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

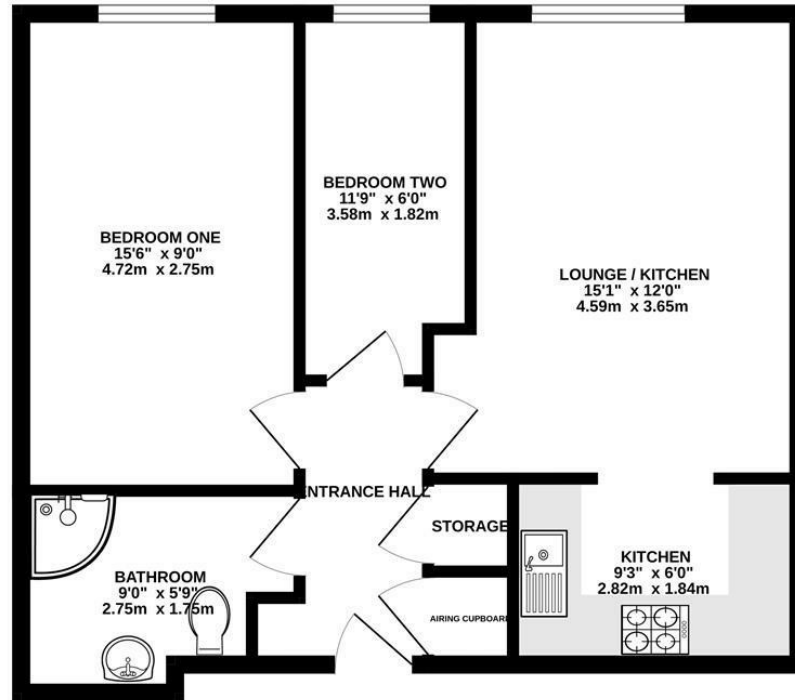
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



GROUND FLOOR



SOVEREIGN COURT, HENRY STREET, GLOUCESTER, GLOUCESTERSHIRE, GL1 3EL

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 C2026

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.

