



**Fitzalan House Park Road, Gloucester GL1 1LW**

**£125,000**



## Fitzalan House Park Road, Gloucester GL1 1LW

• One double bedroom top floor modern apartment • Immaculately presented throughout • Open plan kitchen & living accommodation • Situated within close proximity to the city centre, Gloucester Docks & park • Potential rental income of £850 pcm • EPC rating C75 • Gloucester City Council - Tax Band A (£1,565.44per annum) 2026/2027



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

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**£125,000**

### Entrance Hallway

Spacious hallway, with secure intercom entrance system, provides access to the living room, bedroom and bathroom.

### Living Room / Kitchen

The generous sized open plan room immediately upon entry provides suitable space for both living and dining areas with window overlooking the rear aspect. This opens through to the modern kitchen area providing suitable worktop and storage space alongside integrated hob, oven, fridge, freezer, washing machine and plumbing for a dishwasher.

### Bedroom

Double bedroom with window overlooking the rear aspect.

### Bathroom

Modern fully tiled family bathroom comprises w.c., wash hand basin, heated towel rail and bath with shower attachment over.

### Location

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

the apartment 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 of 125 years with 117 remaining, A service charge of £1405 per annum. Reviewed annually and a fixed ground rent of £100. Managed by Peak Estates. (Information correct as of 12/03/2026).

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44per annum) 2026/2027.

Electricity supply: Mains

Water supply: Mains

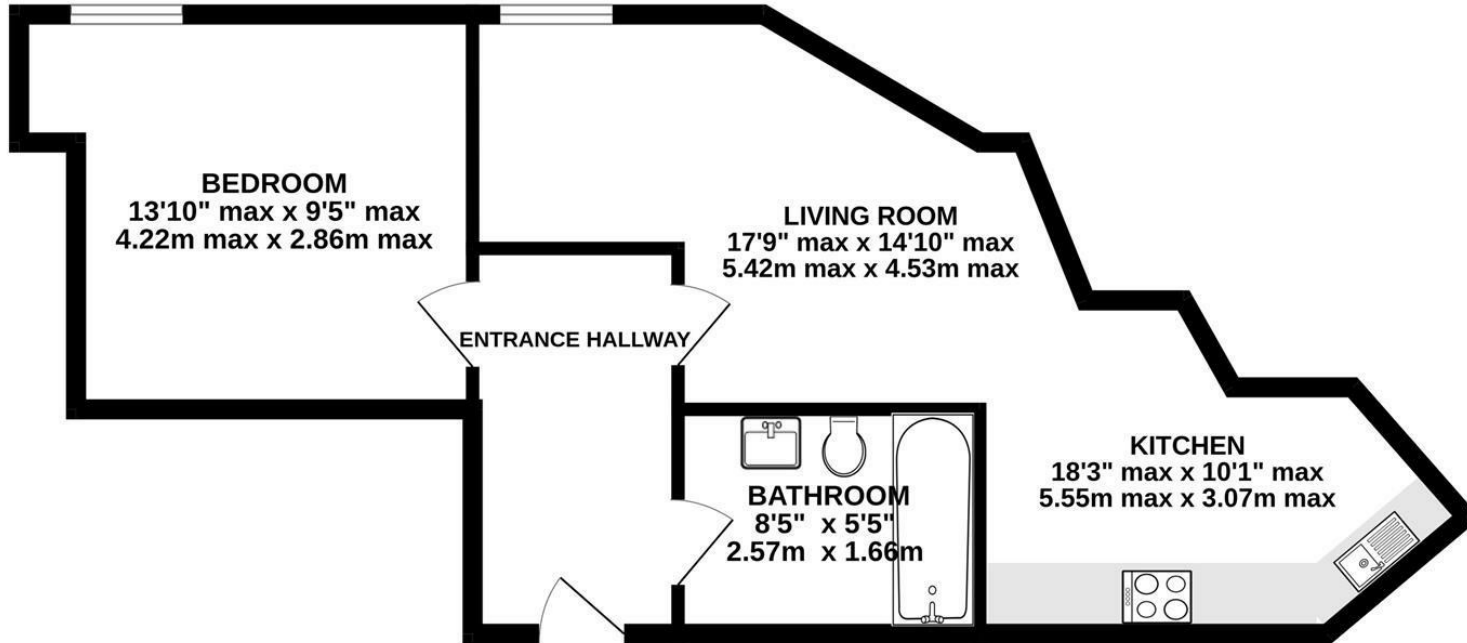
Sewerage: Mains

Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80Mbps.

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





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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