



**Flat 2, 35 Park Road, Gloucester GL1 1LN**

**£105,000**





## Flat 2, 35 Park Road, Gloucester GL1 1LN

• No onward chain • Generously sized one bedroom basement apartment • Private courtyard • City centre location • Potential rental income to £725 pcm • EPC C75 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/26



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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### Entrance Hall

The entrance hall provides access to the living dining room and bedroom.

### Living Dining Room

Generously living dining room with tiled flooring and sash window to side aspect.

### Kitchen

The kitchen benefits from ample storage in a range of floor and wall units accompanied by integrated appliances to include fridge freezer, electric oven with four ring electric hob and extractor over. Additional space and plumbing for washing machine.

### Bedroom

Double bedroom with tiled flooring and window to front aspect overlooking the courtyard.

### Shower Room

White suite comprising WC, vanity unit with mixer tap and shower enclosure with tiled surround.

### Outside

Accessed via the side gate, the apartment benefits from a low maintenance courtyard with steps leading to the front door. There is an outside cupboard which houses the boiler.

### 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 - 965 years remaining on the lease with a annual service charge of 1225.71 paid to 35 Park Road Management Company.

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/26

Electricity supply: Mains

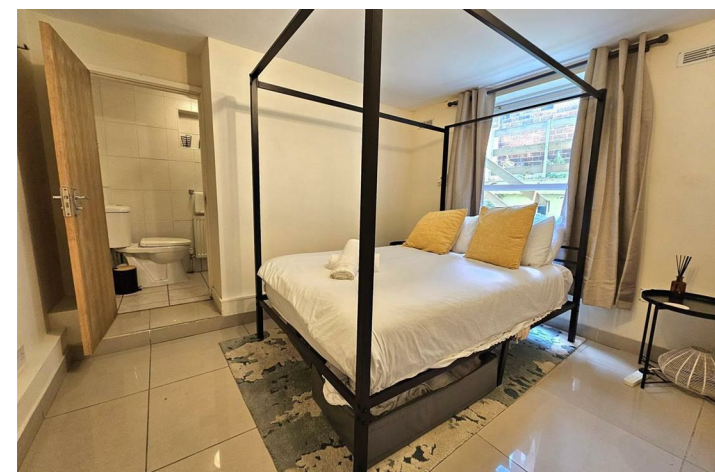
Water supply: Mains

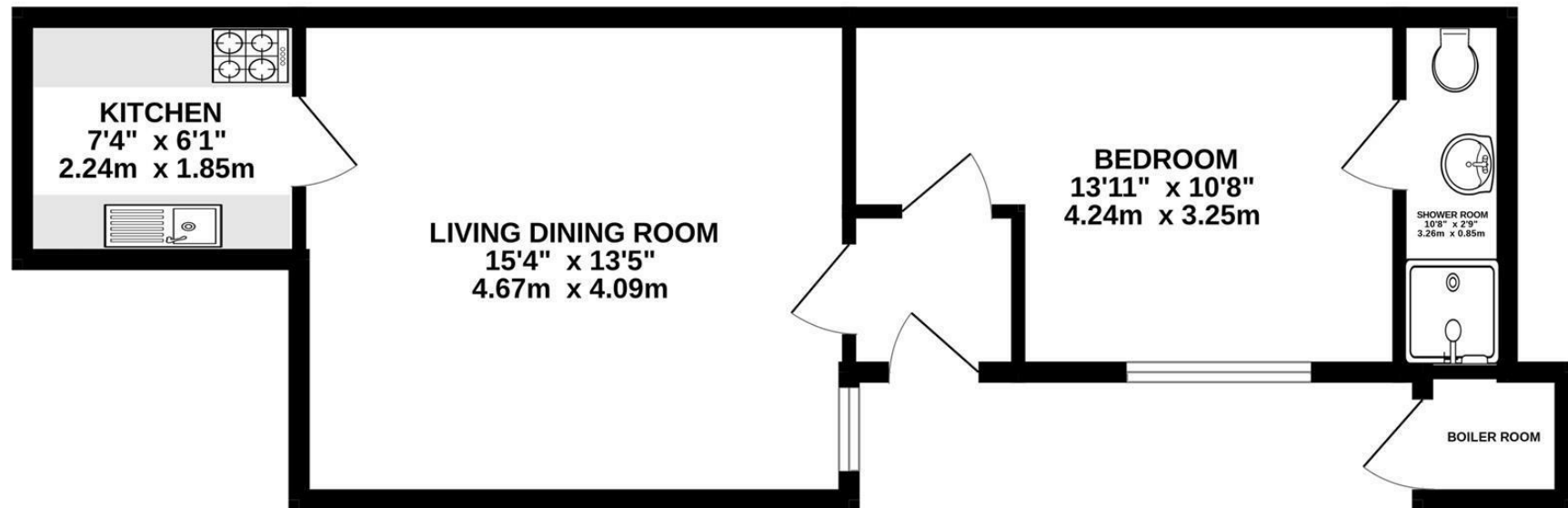
Sewerage: Mains

Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

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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