



Friars Orchard, Gloucester GL1 1GD

£170,000



Friars Orchard, Gloucester GL1 1GD

- No onward chain
- Two double bedrooms with en-suite to master
- Immaculately presented throughout
- Open plan kitchen living accommodation with balcony from the lounge
- Allocated parking space
- Potential rental income of £775 pcm
- EPC rating B86

£170,000

Accommodation

Enter the secure building via fob entry or intercom system where you can take the stairwell or lift to the second floor where the apartment is located through the door on the left hand side of the corridor. Upon entry the light and airy hallway benefits from a large utility cupboard to include plumbing for a washing machine along with ample storage space. In turn the hallway leads through to the two double bedrooms, with an en-suite shower room to the master, alongside the open plan kitchen and living area with the perfect addition of a balcony from the lounge. With contemporary white kitchen units and spacious work surface the property offers integrated low level oven, four ring electric hob and extractor fan in addition to providing further space for free standing appliances. The property is completed with allocated parking for one vehicle.

Location

Situated in the heart of the historical

Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, this 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.

Local Authority & Services

Gloucester City Council - Tax Band B
Mains water, drainage and electric.
Leasehold.

Tenure

Leasehold - 250 year lease from 1st of July 2014.

Ground rent and building insurance charged at £225 per annum. Service charge of approximately £540 per annum for general maintenance of the communal area and grounds. All costs payable to the management company First Port.

Information correct as of 08/02/21



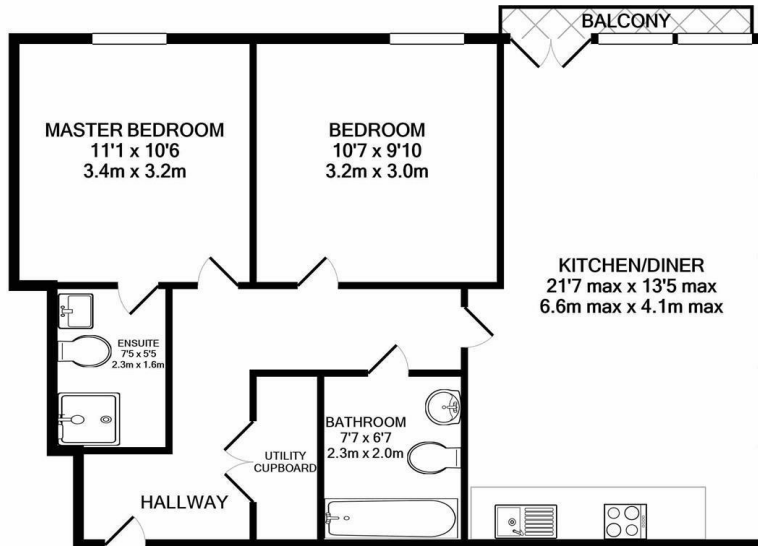
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com





TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

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.

