



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

**£117,000**



## Fitzalan House Park Road, Gloucester GL1 1LW

• No onward chain • One bedroom modern apartment • Generous open plan kitchen & living accommodation • Situated within close proximity to the city centre, Gloucester Docks & park • Potential rental income of £850 pcm • EPC rating C78 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

**£117,000**

### Entrance Hallway

Spacious hallway provides access to the bedroom, bathroom and to the living area.

### Open Plan Kitchen / Living Room

The light and airy open plan room allows an abundance of light into the room via the two windows. Modern kitchen area provides ample worktop and storage space with integrated appliances to include washing machine, hob, oven and under counter fridge. Breakfast bar offers suitable seating space and divide from the living area itself.

### Bedroom

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

### Bathroom

Modern white suite tiled 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 £1,300 per annum. Reviewed annually and a fixed ground rent of £100. Managed by Peak Estates. (Information correct as of 18/06/2026).

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 80 Mbps.

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



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

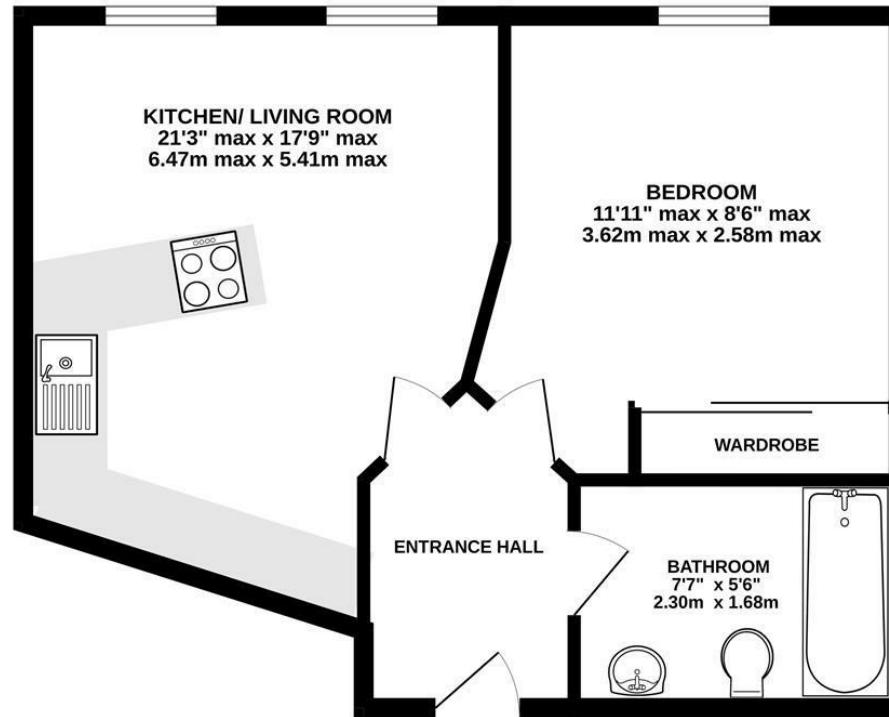
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## GROUND FLOOR



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