Maverdine Court, Gloucester GL1 2PW

£139,000

naylor powell

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• No onward chain • Three bedroom top floor apartment • Generous sized living accommodation • Spacious balcony area from the living space • Potential rental income of £895 pcm • EPC rating F26 • Gloucester City Council - Tax Band A (£1,298.95 per annum)

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

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Entrance Hallway
Spacious entrance hall with intercom entry system. Access is provided to the living area and second bedroom as well as access to a generous sized storage cupboard.

Lounge / Dining Room
Generous sized living space with both lounge and dining areas. Two windows provide an abundance of natural light streaming through into the room. Access is provided to an enclosed balcony area aswell as to the main hallway.

Balcony
The private and spacious balcony area offers additional living space ideal for alfresco dining in the summer months.

Hallway
Hallway provides access to all three bedrooms, bathroom, separate w.c, built-in storage cupboard and access to the kitchen.

Kitchen
The kitchen comprises of tiled flooring with ample worktop and storage space. Plumbing for an automatic washing machine and dishwasher with space for further free standing appliances. Window overlooks the front aspect.

Bathroom
Fully tiled white suite bathroom comprising of wash hand basin and bath with shower attachment from the tap. Window with frosted glass overlooks the side aspect.

W.C
Separate fully tiled room with the w.c.

Bedroom One
Spacious double bedroom with window facing to the rear aspect offering views towards Gloucester Cathedral in the distance.

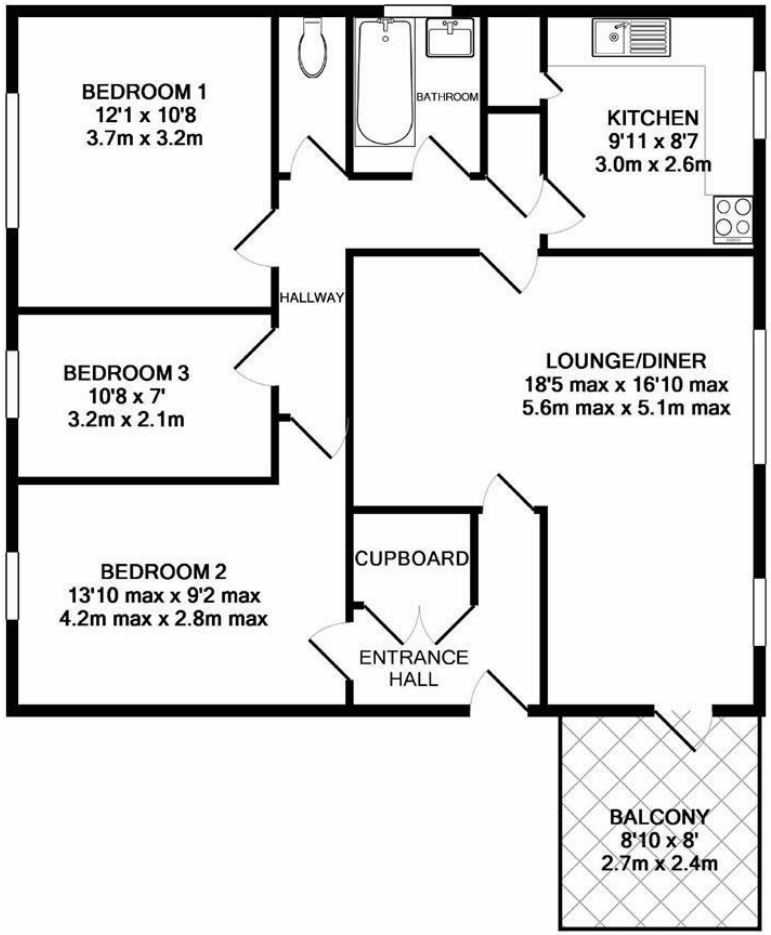
Bedroom Two
Double bedroom with window facing to the rear aspect. Additional access is provided back to the entrance hall.

Bedroom Three
Bedroom with window facing to the rear aspect.

Outside
Externally the property benefits from under croft car parking alongside a secure storage area accessed via a secure key code. A secure storage cupboard is also allocated to the apartment.

Location
Located in the heart of the historic Gloucester City Centre the apartment is within close proximity of many shops and eateries aswell as the popular Gloucester Docks which benefits from the designer outlet along with many more waterfront bars and restaurants. The train station and bus station is also within a short distance offering access to all the major cities including direct train links to London Paddington.

Local Authority, Services & Tenure
Gloucester City Council - Tax Band A (£1,298.95 per annum).
Mains electric, water and drainage are connected to the property.
Leasehold property with a lease length of 91 years remaining. Current service charge rates of £1,400 per annum with the possibility of this being reduced to £1,000 per annum in April 2023. The service charge covers the maintenance of the grounds and communal areas aswell as for the building insurance. There is no ground rent payable. The development is managed by Gloucester City Homes.
Information correct as of 16/2/23



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
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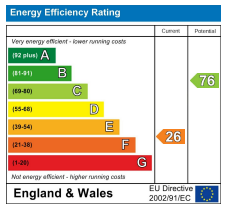
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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