



25 Brunswick Square, Gloucester GL1 1UN
Offers In The Region Of £105,000



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- No onward chain
- In need of modernisation
- One double bedroom apartment
- Separate lounge & kitchen
- Potential rental income of £750 pcm
- EPC rating F36
- Gloucester City Council - Tax Band A (£1,361.56 per annum)



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

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Entrance Porch

Convenient space for shoes and coats with door opening to the main hallway of the apartment.

Hallway

The hallway benefits from a secure intercom system whilst access is provided to the bedroom, lounge, kitchen and shower room.

Lounge

Spacious lounge with convenient space for a dining area if required and original sash window overlooking the front aspect.

Kitchen

Convenient sized kitchen benefits from ample worktop and storage space with plumbing for an automatic washing machine. Sash window overlooks the front aspect.

Bedroom

Double bedroom with sash window overlooking the front aspect.

Shower Room

White suite shower room comprising of corner shower, w.c and wash hand basin.

Outside

Parking can be found to the rear of the property with additional council permit parking being located immediately outside the property. The central Georgian square, for residents only, provides a extensive and charming external space to enjoy the summer months with mature shrubs and well appointed borders, in addition to a further small communal garden located to the rear of the building.

Location

Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst the Gloucester Quays development offers a range of restaurants, cinema and bars with close proximity.

Material Information

Tenure: Leasehold with 90 years remaining on the lease. Ground rent of £10 per annum and service charge of £1,200 per annum payable to the management company Clark Holdings Ltd to include general maintenance of the communal areas and building insurance. Charges are reviewed yearly. *Information correct as of 9/2/24* No serviced accommodation is permitted.

Grade II listed building.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,361.56 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

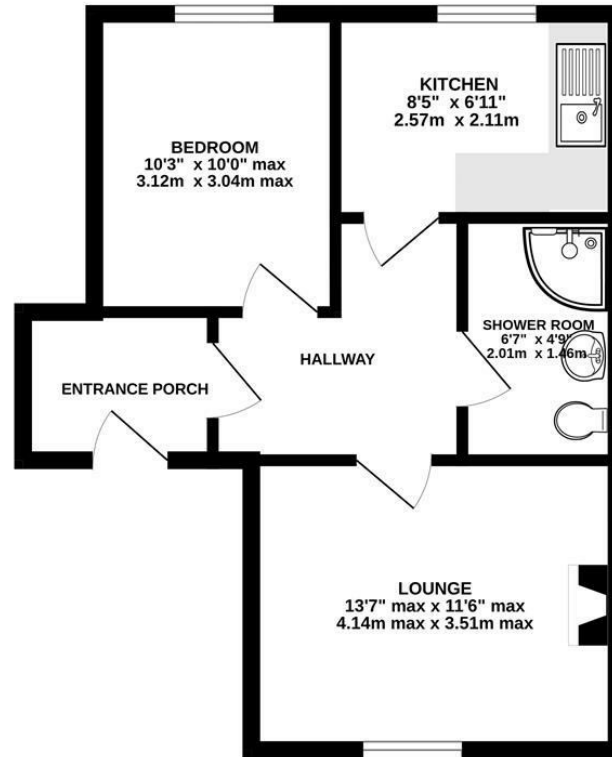
Heating: Gas central heating.

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: Three, O2, Vodafone.



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.7 sq.m.) approx.

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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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.

