



**117 Reservoir Road, Gloucester GL4 6SX**  
**£220,000**



# 117 Reservoir Road, Gloucester GL4 6SX



- No onward chain
- Two double bedroom ground floor apartment
- Generous living accommodation throughout
- Communal gardens & allocated parking space
- Situated at the base of the popular Robinswood Hill Country Park
- Potential rental income of £850 pcm
- EPC rating C75

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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£220,000**

## Accommodation

Positioned at the foot of Robinswood Hill Country Park in a private residential development, this generous ground floor apartment is not to be dismissed.

Upon entering the property, you are welcomed into a light and airy hallway with a useful utility cupboard which houses the Valiant combi boiler and has space and plumbing for washing machine and tumble dryer. A spacious shower room can be found which comprises shower cubicle, white wash hand basin with vanity cupboards and w.c. The shower room is complimented with inset ceiling spot lights, neutral tiled wall splash backs and modern vinyl flooring.

Next to here is an additional w.c and opposite an additional spacious storage cupboard ideal for coats, shoes and such like.

Continuing down the hallway, two double bedrooms are located to the far end of the apartment both benefitting from built in wardrobes and large windows allowing natural light to flood through. The generous sized and well equipped kitchen diner benefits from a range of wall and base units with ample worktop space incorporating a one bowl stainless steel sink and integrated appliances to include double electric ovens, hob, under counter fridge and freezer and space for a dishwasher if required. Convenient space for a dining table is also found with a lovely outlook towards Robinswood Hill itself. Pleasant views of Robinswood Hill continues into the large living room with double glazed French doors that lead out onto a paved patio, a nice position for alfresco dining whilst enjoying views of the Country Park.

## Outside

A gated secure entrance leads into the development. Well maintained hedgerows leads along the driveway to the car port at the rear where the allocated parking space is found alongside an external storage shed. Ample visitor parking is also found within the development. Private communal gardens are also found offering a peaceful and tranquil space with plenty of seating areas alongside space for keen gardeners to grow vegetables and such like.

Robinswood Hill Country Park acts as an extension of the garden with easy access into the country park itself.

## Location

This highly sought after location of just 8 flats is ideal for working professionals, first time buyers and those looking for a closer connection with the outdoors or a quieter paced lifestyle.

On your doorstep, measuring approximately 250 acres, the country park is filled with native British wildlife, has extensive country walks through wildflower meadows and woodlands and gives some of the best views across Gloucestershire, the Cotswolds and beyond. The nearby newly built Gloucestershire Wildlife Trust café and playground makes for an enjoyable space for young families and the general public to enjoy.

A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside many restaurants, bars and cinema whilst the city centre is home to the historic Cathedral and various listed buildings alongside the Premiership Kingsholm rugby ground.

There are good transport links to Cheltenham, Stroud and Bristol. Direct trains to London Paddington are available directly from Stroud station (1 hour 30mins) or Gloucester (1 hour 46mins).

## Local Authority & Services

Gloucester City Council - Tax Band C.  
Mains water, drainage, electric and gas.

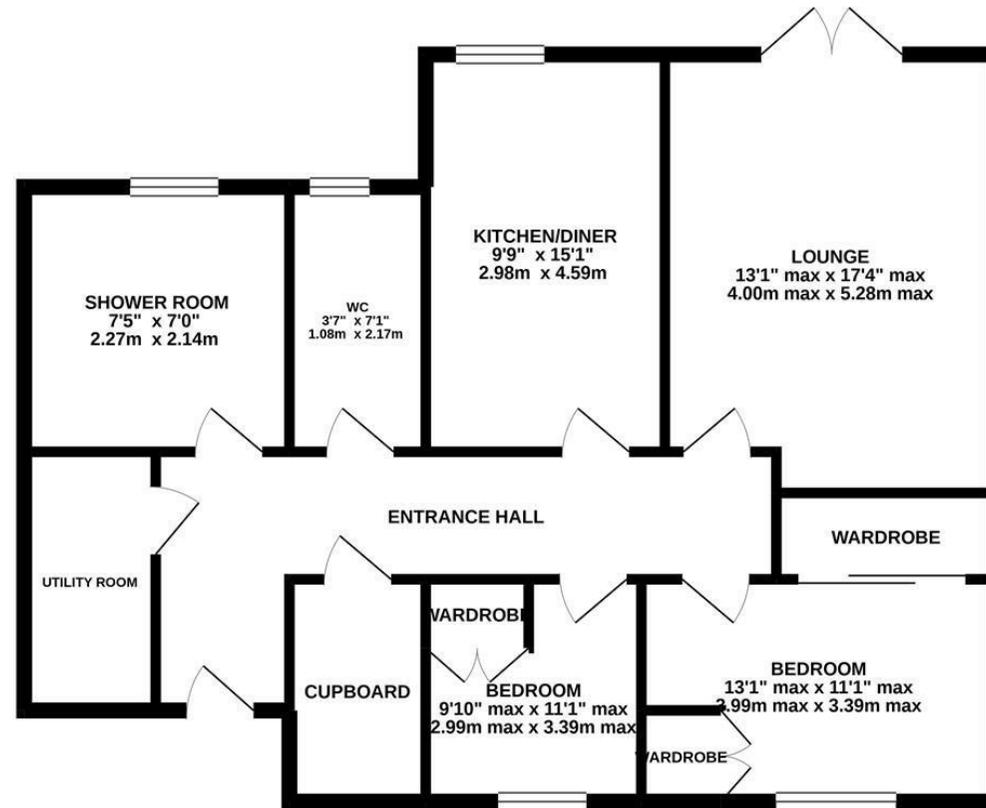
## Tenure

Leasehold. 82 years remaining on the lease. Management costs are approximately £1,000 per annum all payable to Langate Managers Ltd. All residents own a share of the freehold.

\*Information correct as of 20/12/21\*



## GROUND FLOOR



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.  
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.

