3 Spa Villas Montpellier, Gloucester GL1 1LB

£195,000

naylor powell

3 Spa Villas Montpellier, Gloucester GL1 1LB

• No onward chain • Three double bedroom duplex apartment • Stunning views across Gloucester park & the rear communal garden • Off-road parking to the front • Close proximity to the City centre and historic Gloucester Quays • Potential rental income of £850 pcm • EPC rating E43

£195,000

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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Accommodation

Step into the communal entrance hall of the Grade II listed building where the entrance to the apartment itself is found. Taking the stairwell to the first landing area providing access to a generous sized storage cupboard alongside the family bathroom with w.c, hand basin and bath with shower attachment over whilst providing views over the communal garden to the rear.

Steps lead to the second landing area where the kitchen is found benefitting from views over Gloucester park and ample storage and worktop space, whilst continuing through to the first of the double bedrooms and the spacious lounge with feature fire place and again offering views across Gloucester park. Generous in size, the lounge allows for convenient space for dining area or additional office space if required.

The second stairwell leads to the top floor of the apartment where a further two double bedrooms are located completing the internal specification of the property.

Outside

Externally the property boasts a spacious communal rear garden accessed via secure gated access to the side of the property used only by the occupiers for the three apartments in the building itself. Private and enclosed by walled boarders the garden offers both lawned and patio areas convenient for all residents. To the front of the property allocated off-road parking for one vehicle is found.

Location

The imposing Georgian property home is situated on the ever popular central location and tree lined road of Montpellier. The property overlooks the greenery of Gloucester Park with views towards Robinswood Hill in the distance. The home is conveniently located close to the city's great attractions including the historic docks, Gloucester Quays Leisure Quarter, Gloucester Rugby Club and the Cathedral.

Local Authority & Services

Gloucester City Council - Tax band A.

Mains water, drainage, gas and electric are connected to the property.

Tenure

Leasehold.

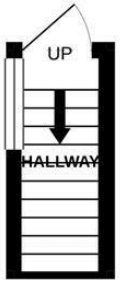
Management: Montpellier (3 Spa Villas) Residents Association

Lease Length: 964 years

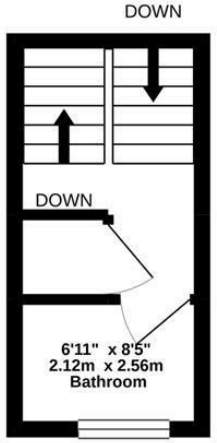
Service Charge: £100 PCM (This includes building insurance payment and maintenance fund for any works on building and also ground rent of £25 per annum)

Information correct as of 21/5/21

GROUND FLOOR



1ST FLOOR



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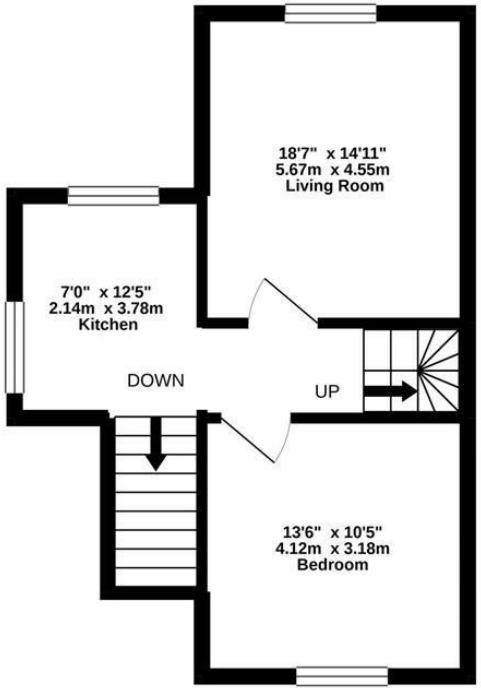
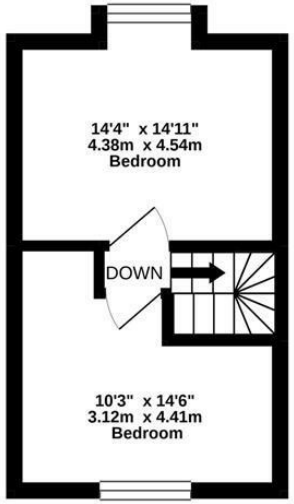


3RD FLOOR



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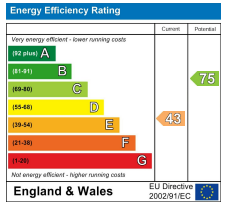
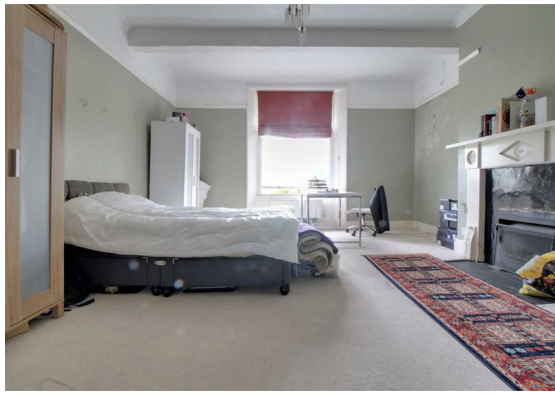
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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