



**Maverdine Court, Gloucester GL1 2PW**

**£145,000**



## Maverdine Court, Gloucester GL1 2PW

• 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 (£1,361.56 per annum)



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

**£145,000**

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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 as well 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 undercroft 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 as well 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.

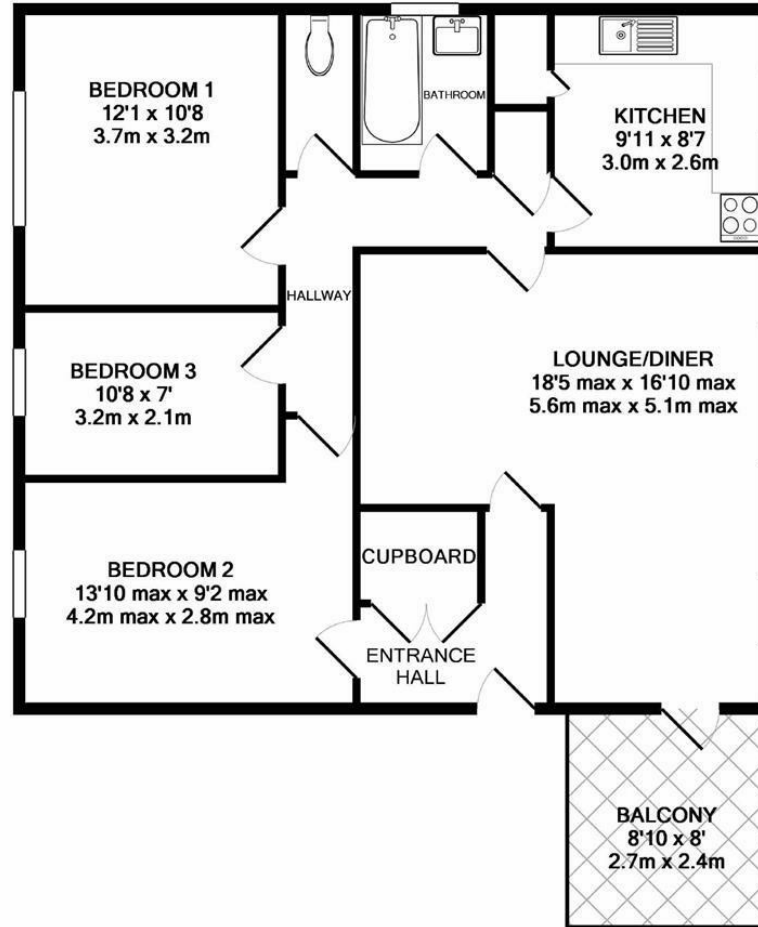
### Local Authority, Services & Tenure

Gloucester City Council - Tax Band A (£1,361.56 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. Building insurance is also payable at a cost of £70 per annum. There is no ground rent payable. The development is managed by Gloucester City Homes.

\*Information correct as of 27/11/23\*



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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