Ground Floor Flat Bristol Road, Gloucester GL1 5SN

£189,950

naylor powell

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• No onward chain • Recently refurbished three double bedroom apartment • Modern bathroom with bath and separate shower cubicle • Private rear courtyard garden • Communal parking area to the rear • Potential rental income of £795 pcm • EPC rating D65

£189,950

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

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Accommodation

Arriving at the Grade II listed Georgian property, the apartment can be found on the ground floor. Entering through a private patio garden, the spacious living room grants access to the first of the three double bedrooms with a character fireplace. With flexibility to be used as a second reception room, home office or such like. Leading from the living room, the hallway leads to the second bedroom with views over the rear courtyard garden as well as the immaculately presented half tiled bathroom to include separate bath, hand basin, W.C and walk in shower. Located at the centre of the apartment, the newly fitted Howdens kitchen benefits from an integrated electric oven and hob. Further storage comes from the cupboard housing both the combi boiler and plumbing for an automatic washing machine. Leading through, the kitchen gives access to both courtyard garden and the final double bedroom. Newly decorated throughout, the apartment boast spacious living and flexible accommodation ideal for both Investors and young families. With a long lease length and low service charge costs the property has much to offer.

Outside

With a paved patio area to the front, this low maintenance space gives a welcoming feel when approaching the property through the communal lawned area. Continuing to the rear, the enclosed and secure courtyard garden offers seating area as well as options for planting on the raised flower bed, ideal for those seeking the pleasures of gardening with minimal upkeep. A communal parking to the rear of the property, accessed via Alma Place, allows for ample off-road parking.

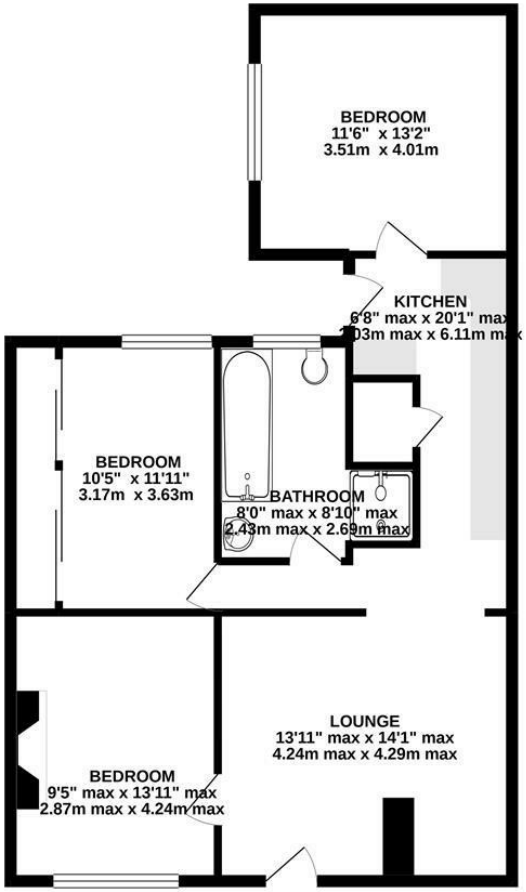
Location

A popular residential area, Bristol Road is ideally situated within close proximity of the historic city centre appealing to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, play ground, rugby pitch and bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band A.
Mains water, drainage, gas and electric are connected to the property.
Leasehold - Share of the Freehold with 972 years remaining on the lease. Service charge £40.00 per month.
Information correct as of 22/04/21

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.
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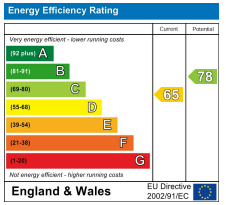
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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