



Brunswick Square, Gloucester GL1 1UN
£195,000



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• No onward chain • Unique two double bedroom duplex apartment • Separate lounge and kitchen • Modern fitted bathroom • Characterful features throughout • Positioned in the ever popular residential area of Brunswick Square • Potential rental income of £950 pcm • EPC rating C71 • Gloucester City Council - Tax Band A (£1,298.95 per annum)



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

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Entrance Hallway

Carpeted flooring. Opens to lounge and kitchen. Radiator. Stairwell leading to the lower ground floor level.

Lounge

Sash window overlooking the rear aspect. Original feature fireplace. Laminate wood effect flooring.

Kitchen

Sash window overlooking the front aspect toward the Brunswick Square gardens. Ample worktop and storage as well as space for a dining table. Integrated four ring gas hob and electric oven alongside plumbing for an automatic washing machine. Radiator.

Ground Floor Hallway

Carpeted flooring with storage space below the stairwell. Opens to both bedrooms and bathroom. Radiator.

Bedroom One

Window facing towards the rear aspect and private patio area. Door opening to spacious walk-in wardrobe. Radiator.

Bedroom Two

Window facing towards front aspect. Built-in wardrobe. Radiator.

Bathroom

Fully tiled modern fitted bathroom comprising of bath with separate shower attachment, w.c, wash hand basin and radiator.

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 an 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.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band A (£1,298.95 per annum). Mains gas, electric, water and drainage are connected to the property.

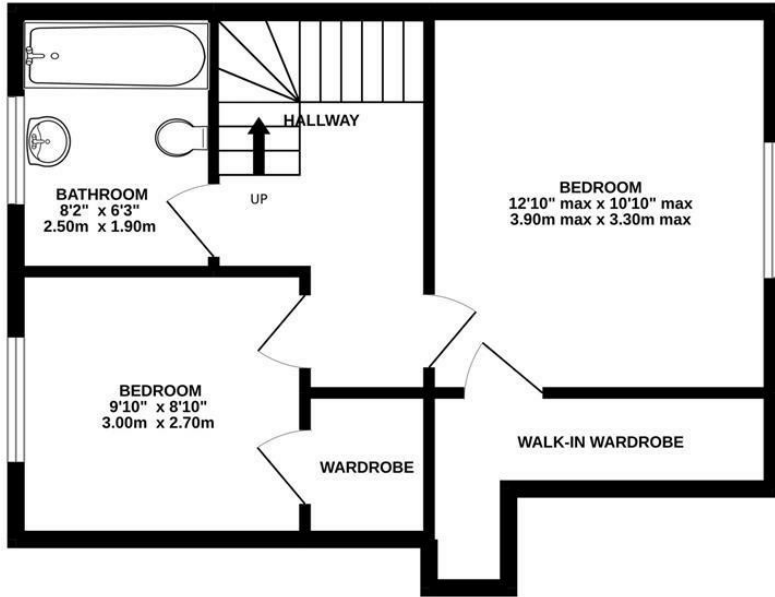
Grade II listed building.

Leasehold with 123 years remaining on the lease. Ground rent of £100 per annum and service charge of £1,100 payable to the management company Clark Holdings Ltd to include general maintenance of the communal areas and building insurance. Charges are reviewed yearly.

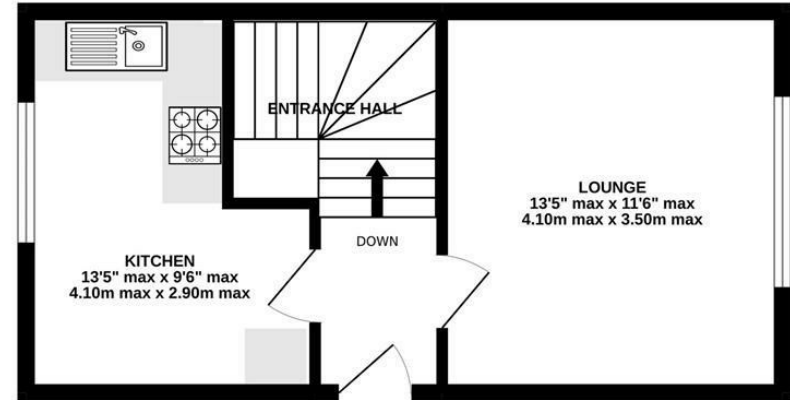
Information correct as of 28/9/22



LOWER GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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.

