



**1 Friars Orchard, Gloucester GL1 1GA**  
**£210,000**



# 1 Friars Orchard, Gloucester GL1 1GA

- No onward chain
- Two double bedroom second floor apartment with en-suite to master
- Generous open plan living accommodation
- Far reaching countryside views towards Robinswood Hill in the distance
- Secure allocated undercroft parking
- Potential rental income of £850 pcm
- EPC rating B82
- Gloucester City Council - Tax Band B (£1,515.45 per annum)

**£210,000**

## Accommodation

Enter the secure communal entrance via fob entry or intercom system where access to the apartment is located on the second floor. This can be accessed via both a communal stairwell and lift.

Upon entering the apartment, immediate access is provided to the master bedroom benefitting from a Juliet balcony and access to the en-suite shower room. The entrance hall continues to open to a spacious storage cupboard, with plumbing for an automatic washing machine. The second double bedroom and family bathroom is also found to include a w.c, wash hand basin and bath with a shower attachment.

At the end of the hallway, the property opens to the light and airy open plan kitchen and living accommodation. Four Juliet balconies provide an abundance of natural light streaming through to the room and far reaching views to Robinswood Hill, in the distance. The kitchen itself provides ample work top and storage space as well as an integrated hob, oven and plumbing for a dishwasher. All windows throughout the apartment are fitted with custom made pull down blinds included within the sale.

Externally, the property further benefits from a secure undercroft parking space as well as cycle storage, if required.

## Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, this apartment provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

## Local Authority & Services

Gloucester City Council - Tax Band B (£1,515.45 per annum).

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

## Tenure

Leasehold - 250 year lease from 1/7/14. Ground rent of £86 per annum. Service charge of approximately £900 per annum to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company First Port.

\*Information correct as of 13/9/22\*



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

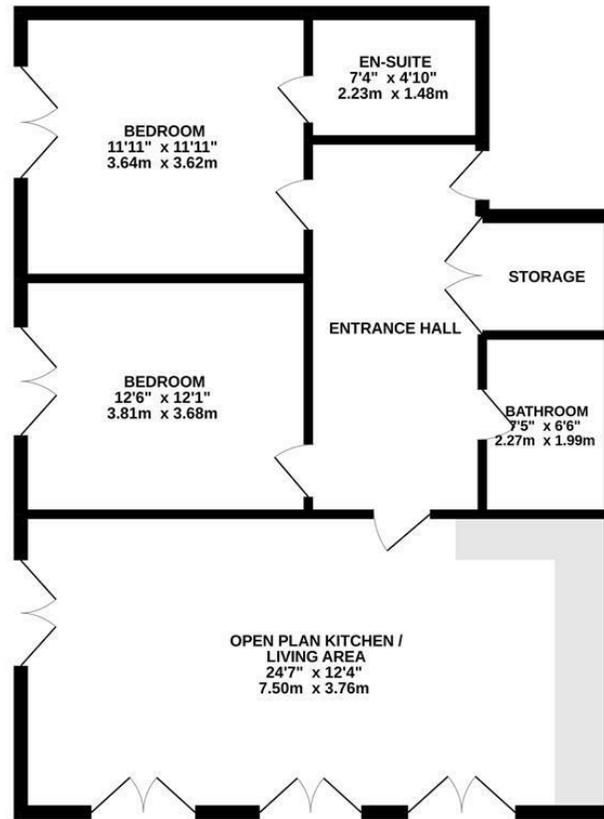
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GROUND FLOOR



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