



Brunswick Square, Gloucester GL1 1UG
Offers Over £150,000



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- Stunning one bedroom apartment set within the heart of the regency Brunswick Square
- Finest character features throughout
- Integrated appliances and high finish en-suite
- Leafy position within the city's only remaining regency square
- Potential rental income of £725 pcm
- Grade II listed



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Offers Over £150,000

Accommodation

Sympathetically renovated throughout, this regency townhouse provides Georgian character features at its finest. Leading from the raised ground floor entrance into the generous and well presented communal area with feature central stair well and access to the communal utility room located towards the centre of the building.

Stepping through the apartment itself, the living accommodation is flooded with extensive natural light having a full length Georgian sash panelled window alongside masonry stone fireplace with feature emerald green tiles. A range of base and wall mounted cream shaker style kitchen units is completed with wooden effect worktops and integrated low level oven with four ring electric hob, splashback and extractor over, the space is completed with plumbing for an automatic washing machine and further room for additional freestanding appliances.

Continuing through, the bright and airy generous double bedroom, offers feature Queen Anne style plasterworks alongside a well presented en-suite shower room offering a modern grey stone style tiling, w.c, wash hand basin with illuminated mirror over alongside shower cubicle with electric power shower over.

Location

A hidden gem, the leafy and private location of Brunswick Square offers characterful Georgian architecture throughout whilst overlooking the only remaining period Georgian garden within the city centre. Approximately quarter of a mile from the historic city centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development, a short walking distance from the square, offers a range of restaurants, cinema and bars only half a mile. With various transport links, both via the newly renovated bus station and trainline with direct links the Paddington, alongside access to the open green space of the square itself and the Gloucester city park the property is sure to be favoured by working professionals and those looking for a quieter pace of life within a conveniently central location.

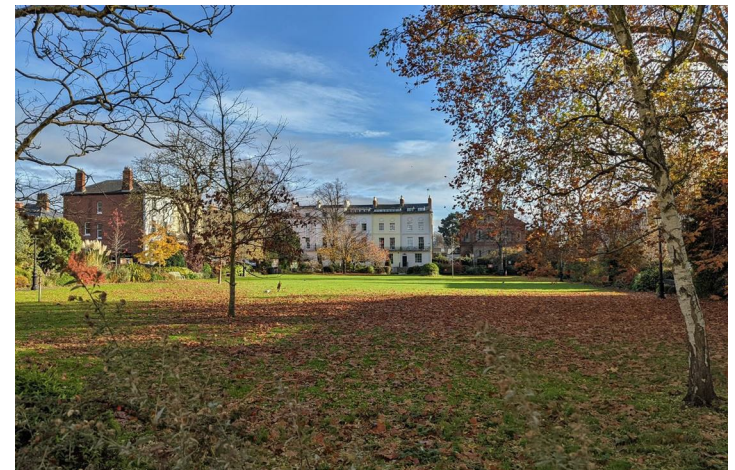
Local Authority, Services & Tenure

Gloucester City Council - Tax Band TBC

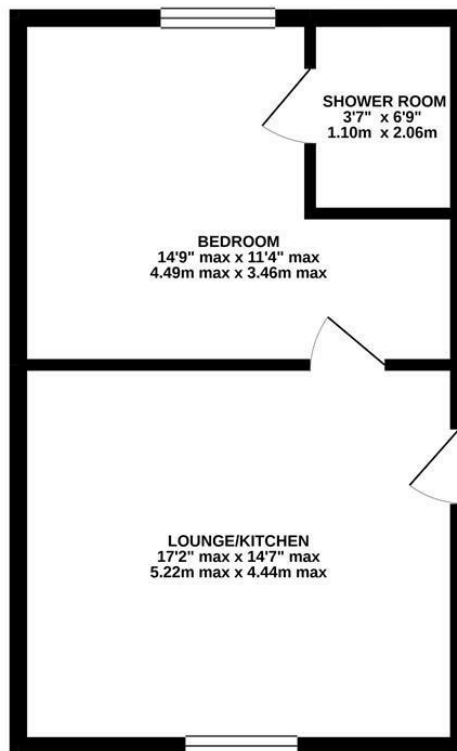
Mains water, drainage and electric are connected to the apartments.

Leasehold. 125 year lease with a ground rent of £250 per annum alongside a service charge of £770 per annum.

Information correct as of 09/12/21



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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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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| 192-210k | A | | |
| 161-191 | B | | |
| 129-160 | C | | |
| 95-128 | D | | |
| 62-94 | E | | |
| 21-61 | F | | |
| 1-20 | G | | |
| All energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



