



Albion Apartments, Gloucester GL1 1UB

£140,000

np
naylor powell

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- No onward chain with completed EWS1 form
- Open plan living with integrated appliances
- Well appointed shower room with double width shower
- Built in wardrobes to double bedroom
- Potentially rental income of £650pcm
- EPC B83

£140,000

Accommodation

Immaculately presented, the newly built modern apartment block forms part of the select Albion House development accessed through double electric gated entrance into the secure allocated off road parking. Located on the first floor, accessed via stairs, the bright and airy apartment opens into a hallway providing access through to the open plan kitchen living area offering ample base and wall mounted units in addition to the newly fitted integrated low level oven with hob over, dishwasher and washing machine before offering full length windows with views stretching across the the historic Gloucester docklands, Victoria water basin and the period redbrick warehouse buildings. The spacious apartment is completed with the generous double bedroom with fitted wardrobes alongside the well appointed shower room with modern white suite, grey tiling and double width shower. The property continues to offer secure allocated off road parking for one.

Location

Situated on the periphery of the Gloucester docks, the Albion House development offers the benefit of the Gloucester Quays designer outlet centre offering an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, half a mile away, you will find the historic Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs whilst the train station provides direct lines to London Paddington.

Local Authority, Services & Tenure

Gloucestershire City Council - Tax Band A
Mains water, drainage and electric
Leasehold - of 120 years managed by CMG
Leasehold Management Ltd at an annual charge of £868.00 in addition to an annual ground rent of £189.00.



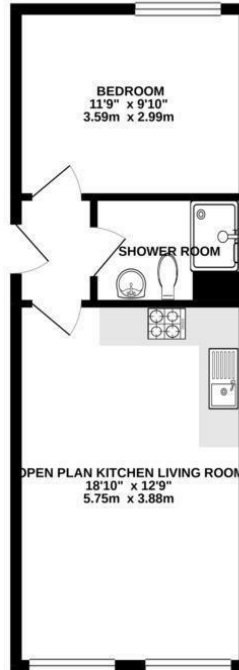
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

