



**Archdeacon Street, Gloucester GL1 2QX**  
**£140,000**





## Archdeacon Street, Gloucester GL1 2QX

• No onward chain • Two double bedroom ground floor apartment • Separate kitchen & living room • Secure parking space • Communal gardens & own private garden • Potential rental income of £675 pcm • EPC rating C72 • Leasehold with 91 years remaining on the lease • Service charge of £250 per annum, ground rent £10 per annum & building insurance of £34 per annum payable to Gloucester City Homes • Gloucester city council - Tax band A (£1,298.50 per annum)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£140,000**

### Accommodation

Step into the spacious entrance hall benefitting from a built in storage cupboard and providing access to both of the double bedrooms with one facing the front aspect and the other overlooking the rear aspect. Continuing along the hallway, access to the generous sized lounge is found as well as the modern white shower room to include w.c, wash hand basin and walk-in shower cubicle. The internal specification of the apartment is completed by the fitted kitchen, which is conveniently spacious for a small dining table if required, benefitting from plumbing for an automatic washing machine and dishwasher alongside space for a free standing cooker.

Externally, the property benefits from communal gardens to both the front and rear of the building alongside a private garden area for the apartment itself. An additional storage cupboard is also found next to the front door whilst a parking space in the secure parking area, accessed via fob entry, completes the property.

### Location

Located in the heart of the historic Gloucester

City Centre, the apartment is within close proximity of many shops and eateries as well as the popular Gloucester Docks which benefits from the designer outlet along with many more waterfront bars and restaurants. The train station and bus station is also within a short distance offering access to all the major cities including direct train links to London Paddington.

### Local Authority & Services

Gloucester city council - Tax band A (£1,298.50 per annum).

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

### Tenure

Leasehold.

Length of lease: 91 years remaining.

Management company: Gloucester City Homes.  
Management charge: £250 per annum - includes maintenance and servicing of the communal facilities.

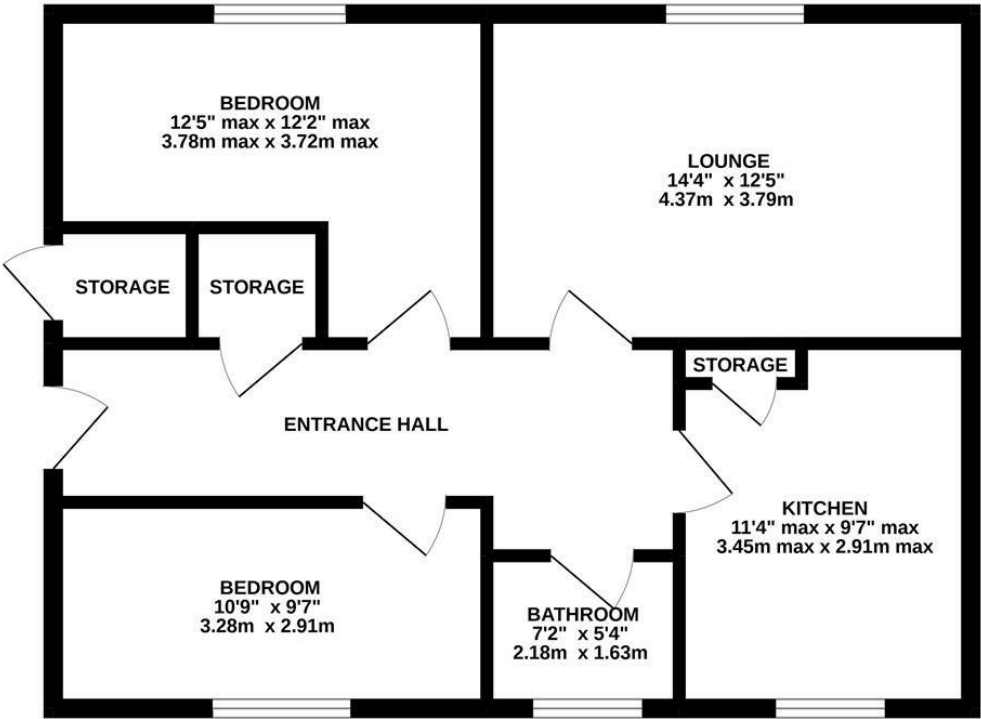
Building insurance: £34 per annum.

Ground rent: £10 per month.

\*Information correct as of 14/6/22\*



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.  
Made with Metropix ©2022

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

