



Archdeacon Street, Gloucester GL1 2QX
£140,000

• 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)

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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 aswell 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



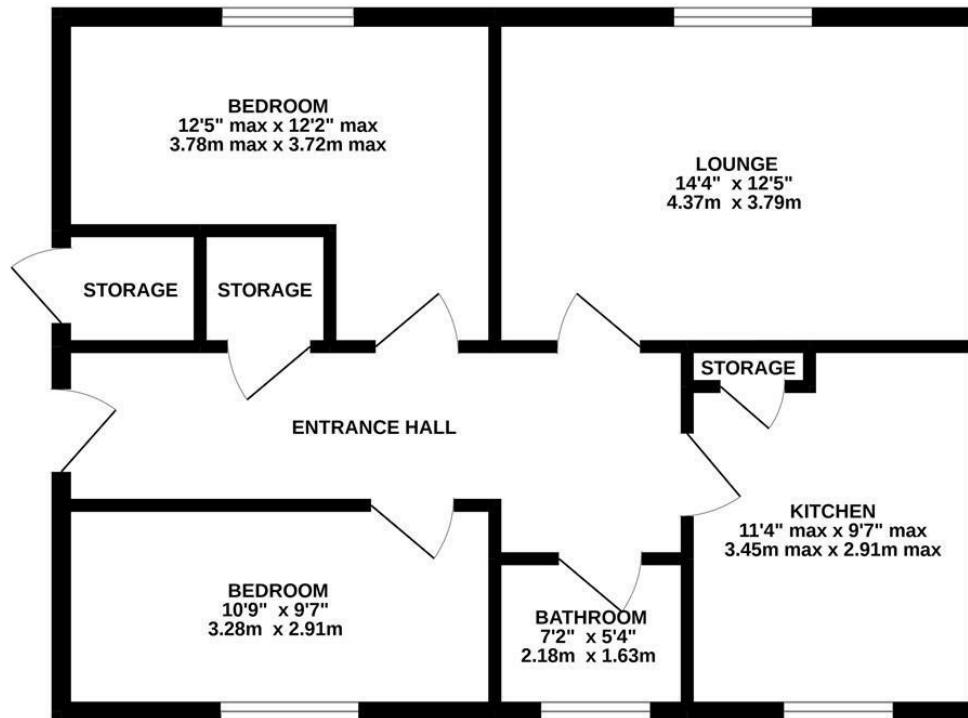
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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