



Brunswick Square, Gloucester GL1 1UG

£275,000



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- Stunning new development set within the heart of the regency Brunswick Square
- Envious three double bedroom duplex penthouse apartment
- Spacious three double bedroom garden apartment with gated courtyard
- Integrated appliances and high end finishes throughout
- Leafy position within Gloucester's only remaining regency square
- Potential rental income of £1,100 pcm
- Grade II listed

£275,000

Apartment Style One

Commanding its own private entrance through gated courtyard, an ideal space for potted plants and bistro table within the summer months, the ground floor apartment steps through to a spacious entrance hall providing space for coats, shoes and such like with immediate access to the utility room offering a w.c, wash hand basin and plumbing for an automatic washing machine with worksurface above. Wrapping around to the right, stretching the width of the property, the open plan living dining room overlooking the leafy regency square to the front through traditional Georgian windows offering seated bay window creating an perfect space to enjoy the evening sun. Offering a generous kitchen area with a range of base and wall mounted cream shaker style kitchen units which is completed with wooden effect worktops and an integrated low level oven with a four ring electric hob with splashback and extractor over. The space is completed with further room for additional freestanding appliances and extensive space for a family sized seating area. Positioned to the rear of the apartment, the property boasts three double bedrooms, one offering fitted wardrobes, whilst each present well appointed en-suite showrooms offering a modern grey stone style tiling, w.c, wash hand basin with illuminated mirror over alongside shower cubicle with electric power shower over.

Apartment Style Two

Offering the prestigious duplex penthouse position, this immaculately developed apartment can be located on the fourth floor opening to an internal hallway before leading to the open plan living accommodation ideal for entertaining with twin full length character Georgian sash windows providing extensive natural light flooding the room from floor to ceiling. Set behind an archway to providing a natural divide, the kitchen area offers a range of base and wall mounted cream shaker style kitchen units which is completed with wooden effect worktops and an integrated low level oven with four ring electric hob with splashback and extractor over. The space is completed with plumbing for an automatic washing machine and further room for additional freestanding appliances and breakfast

table. The first floor is completed with the first of three double bedrooms alongside the first of two well presented en-suite showrooms offering modern grey stone style tiling, w.c, wash hand basin with illuminated mirror over alongside shower cubicle with electric power shower over. Taking the stairs to the second floor, the apartment opens to offer a further two double bedrooms and the second of the en-suite shower rooms alongside the surprisingly generous family bathroom comprising of a shower room offering a modern grey stone style tiling, w.c, wash hand basin with illuminated mirror over, heated towel rail alongside shower cubicle with electric power shower over. With views towards the east from the rear, the apartment offers truly far reaching views across the historic Gloucester Docklands and beyond to May Hill and the Forest of the Dean in the district that must be viewed to be truly appreciated.

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, Service & Tenure

Gloucester City Council - Tax Band TBC
Mains water, drainage, gas 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



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

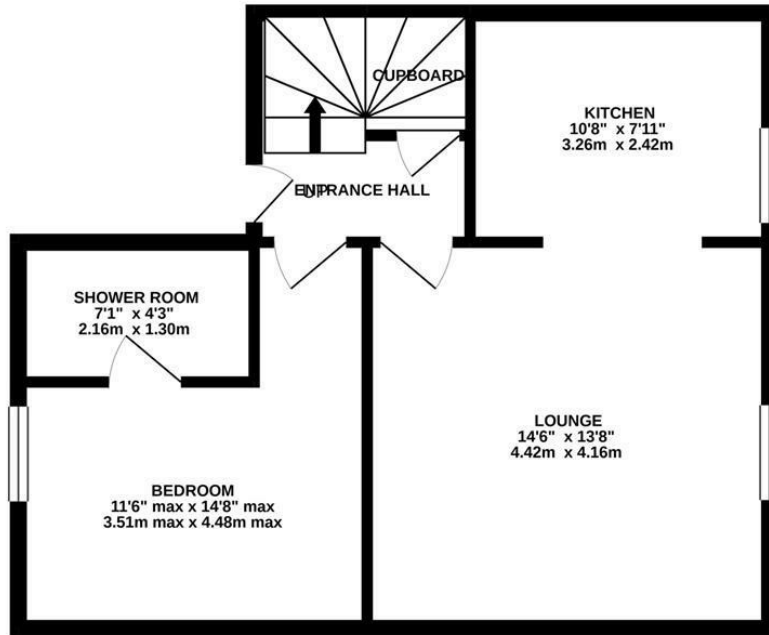
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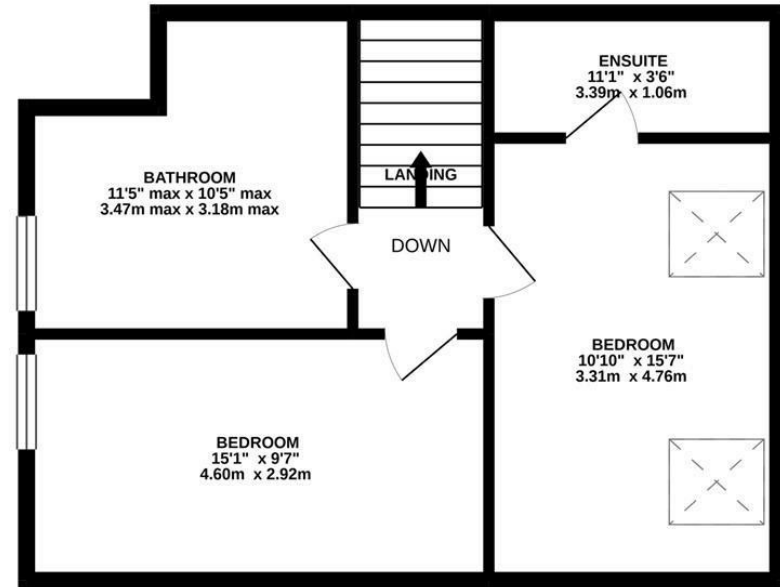
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GROUND FLOOR



1ST 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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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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



