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# Flat 3 Hubbards Place

Russell Street, Gloucester, GL1 1NE

**£180,000**



This very well presented Three Bedroom DUPLEX apartment over 1100 Sq ft ! (approx.) presenting an excellent opportunity for first-time buyers or those seeking a buy-to-let investment.

The property boasts a prime location, offering easy access to Gloucester Train Station, the vibrant new Forum development, and the popular Gloucester Quays, making it an ideal choice for those who appreciate convenience and urban living\*\*\*CHAIN FREE\*\*\*

The current rental is £1350.00 PCM based on the asking a price a yield of 9% gross is achieved(approx)



Entrance Hall

Sitting Room 15'4 x 13'7 (4.67m x 4.14m)

Kitchen/Breakfast Room 11'9 x 8'10 (3.58m x 2.69m)

Bedroom 3 10'1 x 9'9 (3.07m x 2.97m)

Cloackroom

Bedroom 1 15'4 x 13'9 (4.67m x 4.19m)

Bedroom 2 13'6 x 9'1 (4.11m x 2.77m)

Bathroom

Services

Mains Drainage, Electric

Gloucester City Council tax band A

Tenure

Leasehold- 999 years remaining

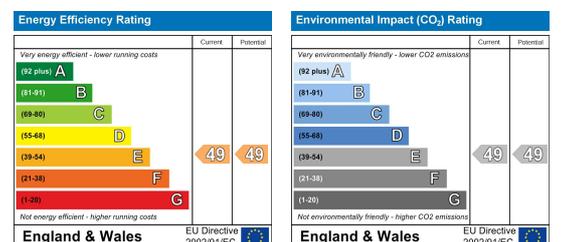
## Area Map



## Floor Plans



## Energy Efficiency Graph



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