



01452 690553

sales@applebys.estate

www.applebysestateagents.co.uk



## Flat 2, Hubbards Place Russell Street , Gloucester, GL1 1NE

**£130,000**



This charming one bedroom flat on Russell Street presents 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\*\*\*



Sitting Room/Dining Room 14'11 x 13'7 (4.55m x 4.14m)

Kitchen 11'2 x 7'5 (3.40m x 2.26m)

Bedroom 14'3 x 13'7 (4.34m x 4.14m)

Ensuite Shower Room

#### Services

Mains drainage, Gas central heating

Gloucester City Council tax band A

#### Tenure

Leasehold 999 years remaining

#### Area Map



#### Floor Plans

##### Ground Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



Total area: approx. 48.7 sq. metres (524.3 sq. feet)

#### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	50	50
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	