

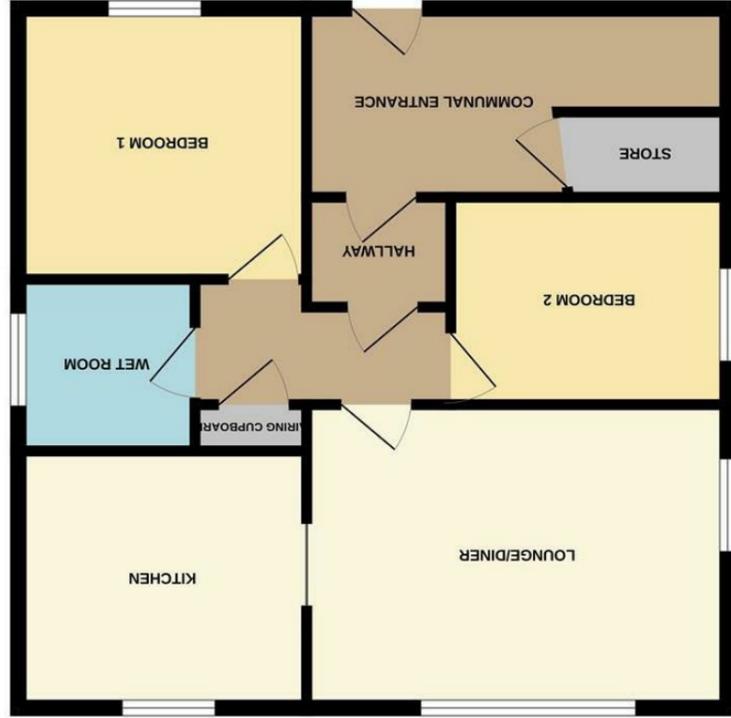


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 Energy Efficiency Rating: C 60	 Environmental Impact (CO <sub>2</sub> ) Rating: D 73



While 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. Prospective purchasers should verify the dimensions of the property for their own purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Call your agent for more information.



GROUND FLOOR



Apartment 1, Robwood Lodge, 15 Hyde Close  
 Gloucester GL1 3PE

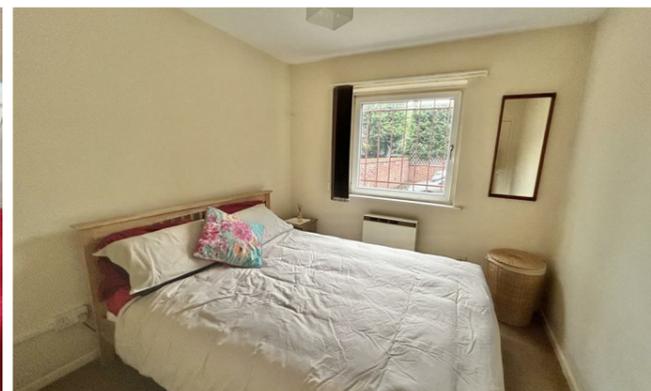
**£125,000**

Ground floor two bedroom leasehold apartment situated in a no through road being offered with no onward chain and within a two minute walk to the hospital.

Accommodation comprises communal entrance hall, entrance hall, inner hall, lounge/diner, kitchen, two bedrooms and a wet room.

Additional benefits include upvc double glazing throughout, economy 7 electric heating, convenient and popular location, communal garden and off road parking for one vehicle.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Communal front door leading into:

#### **COMMUNAL ENTRANCE HALL**

Storage cupboard, door into:

#### **ENTRANCE HALL**

Door into:

#### **INNER HALLWAY**

Various doors leading off, storage/airing cupboard housing the immersion heater supplying the domestic hot water on Economy 7.

#### **LOUNGE/DINING ROOM**

15'8" x 10'9" (4.8m x 3.3m)

Wall mounted electric heater, dual aspect upvc double glazed windows to front and side aspects, opening through to:

#### **KITCHEN**

8'10" x 8'10" (2.7m x 2.7m)

Light cream fitted kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, tiled splashbacks, space and plumbing for automatic washing machine, electric oven, four ring hob with extractor hood over, stainless steel sink and drainer unit with a mixer tap, space for larder style fridge/freezer, electric wall mounted heater, upvc double glazed window to front aspect.

#### **BEDROOM 1**

10'5" x 8'10" (3.2m x 2.7m)

Two double fitted wardrobes with hanging rails and shelving, wall mounted electric heater, upvc double glazed window to rear aspect overlooking the parking and garden.

#### **BEDROOM 2**

11'9" x 8'2" (3.6m x 2.5m)

Electric wall mounted heater, upvc double glazed window to side aspect.

#### **WET ROOM**

White pedestal wash hand basin, close coupled w.c., fully panelled room with an electric shower, electric chrome heated towel rail, extractor fan, wall mounted mirror fronted medicine cabinet, upvc double glazed opaque window to side aspect.

#### **OUTSIDE**

There is a communal garden and off road parking for one vehicle.

#### **SERVICES**

Mains water, electricity, drainage and night storage heating.

#### **WATER RATES**

2022-2023 £363.49.

#### **LOCAL AUTHORITY**

Council Tax Band: A  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

#### **TENURE**

Leasehold.

#### **LEASE**

999 Years From 31st December 1985.

#### **AGENTS NOTE**

The property is Leasehold and on completion each owner has a third share of the Freehold and the costs for insurance are approximately £162.00 per annum.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Barnwood Road proceed along leading into London Road and go straight over the traffic lights. On passing the sign for Magdalan House and before the England Glory public house take the turning left into Hyde Lane and proceed along here taking the first turning into Hyde Close where the property can be found on the left hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

