



**Flat 3 31 Parliament Street, Gloucester, GL1 1HY**

**Asking Price £75,000**

**First Floor Flat – Prime Location Near Gloucester Quays**

A first floor flat ideally located close to local amenities and within easy walking distance of Gloucester Quays Designer Outlet. This conveniently situated property offers comfortable and practical living, making it ideal for a single professional or student.

This one bedroom features a bright open-plan living and sleeping area, a functional kitchenette, and a separate bathroom. Its ground floor position provides easy access and added convenience.

With shops, cafés, restaurants, and excellent transport links nearby, this flat is perfectly placed for enjoying city living while remaining practical and low maintenance.

The property can also be purchased as an ongoing investment where the current tenant could stay. Please enquire for further information around the current tenancy

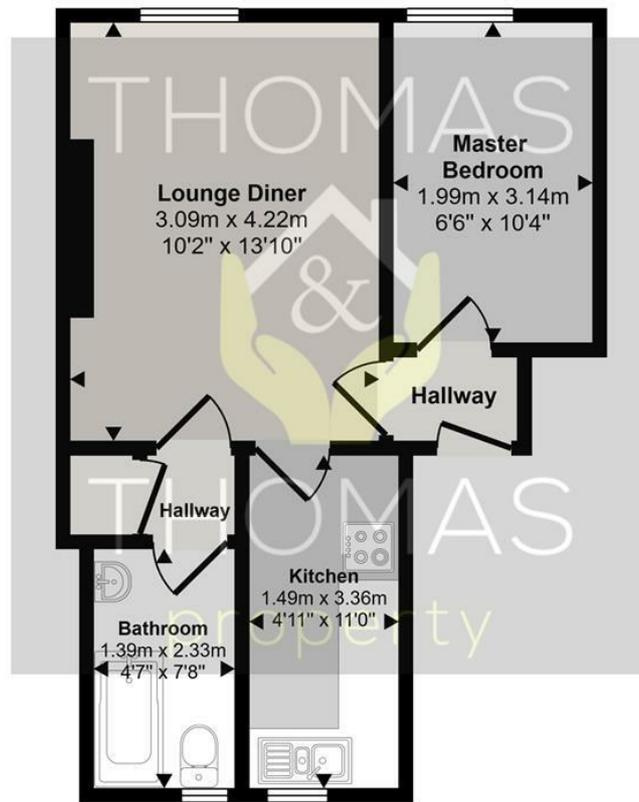
No ground rent, £400 Per annum service charge

Agent Note: The vendor has informed us that they will be issuing new leases upon completion for 125 years.

■ **First Floor**

- **One Bedroom Apartment**
- **First Time Buy / Investment**
  - **Chain Free**
  - **Close to Local Amenities**
- **No ground rent, £400 Per annum service charge**

Approx Gross Internal Area  
32 sq m / 342 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	75
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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