



Flat 4, Albion House 77 Southgate Street

Gloucester, GL1 1UJ

Offers in excess of £130,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this immaculately presented ground floor apartment with its own private entrance & parking in a secure gated area. This grade two listed building is located within a stones throw of Gloucester Quays & Gloucester city centre. The accommodation comprises of: Entrance hallway, OPEN PLAN kitchen/lounge/diner & bedroom.

Outside is one parking space & access to a bin store.

This is perfectly suited to **FIRST TIME BUYERS OR INVESTORS** & is offered with **NO ONWARD CHAIN!!**



Entrance Hallway

Approached via Upvc double glazed front door, electric radiator, power points, doors to all rooms.

Open Plan Kitchen/Diner/Lounge 16'4" x 12'1" (4.98 x 3.69)

Sash window to front & two sash windows to side, eye & base level units with roll edge work surfaces, sink/drain, electric oven with electric hob & hood, integrated washer/dryer & fridge, space for freezer, television point, electric radiator, power points, recessed down lights, part tiled walls.

Bedroom 12'0" x 10'9" (3.66 x 3.28)

Sash window to front, electric radiator, power points.

Shower Room

Shower cubicle with electric shower over, low level wc & pedestal wash hand basin, part tiled walls, extractor fan, heated towel rail, recessed down lights.

Outside

One parking space via secure gates.

Tenure & Charges

Leasehold-

Managing agents- CMG Leasehold.

Charges:

Maintenance charges- £69.03 per month.

Ground Rent- £180 per annum

6 years remaining of NHBC warranty.

Local Authority

Gloucester City Council- Band A

Services

Mains water, electricity & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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