Murdock & Wasley
ESTATE AGENTS

44 The Crescent

, Gloucester, GL1 3LF

£110,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantastic opportunity for first-time buyers or investors to purchase a popular one-bedroom duplex apartment set over two floors, complete with an allocated parking space.
The property enjoys beautifully maintained communal grounds and is ideally situated close to direct transport links, offering both convenience and comfort.
This property would make a great investment or an ideal first home, with an estimated rental income of £795 per calendar month, achieving a potential yield of approximately 7.3%.

Communal Entrance Foyer
Accessed via front door, stairs to all floors.

Entrance Hallway
Accessed via front door, electric radiator, power points, stairs to first floor with under stairs storage cupboard, doors to bedroom & bathroom.

Bedroom
Sash window to front, electric radiator, power points, television point.

Bathroom
Sash window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, electric radiator.

First Floor Landing
Telephone intercom, storage cupboard, door through to open plan lounge/kitchen/diner.

Open Plan Kitchen/Lounge/Diner
Two sash windows to front, eye & base level units with roll edge work tops, sink/drainer, electric oven with hob & hood over, space for appliances, power points, television point, electric radiator.

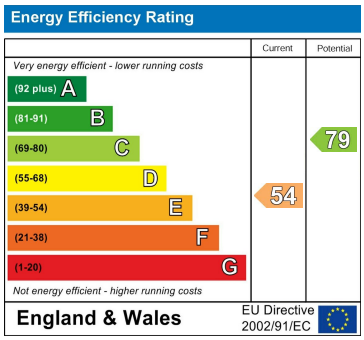
Outside
One allocated parking space.

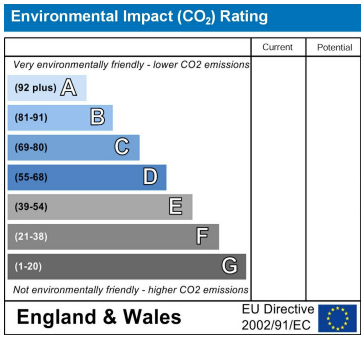
Tenure & Charges
Leasehold- 999 year lease since 2002.
Charges- £1900.00 per annum management charge to include : Water, Window cleaning, Cleaning of communal areas, Communal grounds maintenance, Buildings Insurance, Payment into the building reserves.
Ground Rent- £160 per annum.
Management Company are First Port.

Local Authority
Gloucester City Council- Band B

Services
Mains water, electricity & drainage.

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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