



15 Raglan Street

Tredworth, Gloucester, GL1 4AU

Offers in excess of £120,000



Murdock & Wasley Estate Agents are pleased to welcome to the market this "quirky" yet highly popular property, located within walking distance of Gloucester City Centre and the vibrant Quays.

The property itself is accessed via a communal door which leads to a staircase taking you up two flights to the balcony. On entering the apartment the bathroom is situated on your right off the entrance hall which in turn leads through to the stairs and double bedroom to the rear of the ground floor.

Upstairs is an open plan kitchen breakfast room to the front of the property and the living room to the rear. From the living room is a staircase leading to the mezzanine floor currently used as a study.

The property further benefits from an allocated parking space and a gated communal garden.



Entrance

Via communal door, stairs to all floors, wooden single glazed door to apartment.

Entrance Hallway

Doors to bedroom & bathroom, door to first floor stairs and airing cupboard.

Bathroom

Wooden single glazed window to front aspect, pedestal wash hand basin, low level wc, panelled bath with shower over, fully tiled walls.

Bedroom 10'3 x 10'2 (3.12m x 3.10m)

Upvc double glazed window to rear aspect, electric storage heater.

Kitchen 10'3 x 9'3 (3.12m x 2.82m)

Upvc double glazed window to front aspect, Upvc double glazed velux window, range of base and eye level storage units with laminate work surfaces over, electric oven and hob, part tiled walls, stainless steel sink unit with mixer tap over, single drainer, vinyl flooring, plumbing for washing machine, opening to:

Lounge 10'2 x 10'2 (3.10m x 3.10m)

Electric storage heater, Upvc double glazed window to rear aspect, wooden single glazed velux window, Tv aerial, phone point, stairs to large storage room/study,

Storage Room/Study 10'3 x 8'4 (3.12m x 2.54m)

Power Points.

Outside

Access to the communal garden & one allocated parking space.

Tenure & Charges

Leasehold- 999 Years- 966 Years left.
CMG are the managing agents.

Charges- £60 per month.

Local Authority

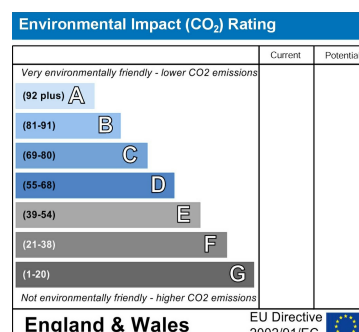
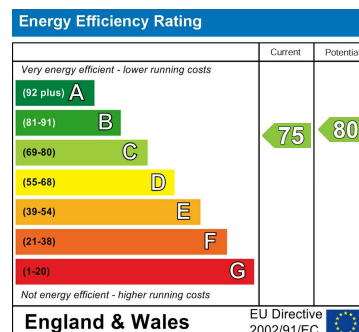
Gloucester City Council- Band A

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

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