



Flat 10, 66 Longhorn Avenue

Gloucester, GL1 2BU

£130,000



Murdock and Wasley Estate Agents are delighted to offer this immaculately presented one-bedroom top floor apartment, ideally located within easy reach of the hospital, train station, city centre and the vibrant Gloucester Quays.

Offered for sale with no onward chain, the well-proportioned accommodation comprises a modern kitchen/ living area, generous double bedroom, bathroom and useful storage cupboard, creating a comfortable and practical living space throughout.

The property further benefits from a garage and a strong rental history, making it an excellent opportunity for first-time buyers, professionals and investors alike.



Communal Entrance Hall

Approached via secure double glazed front door, telephone entry system, post boxes, stairs to all floors.

Entrance Hall

Power points, radiator, storage cupboard, telephone entry system. Doors lead off:

Kitchen/ Living Area

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/grill with four ring gas hob and extractor hood over, space for fridge/ freezer, washing machine and dining table. Ideal gas fired boiler, partly tiled walls, side aspect upvc double glazed window. Tv point, data points, two radiators, front and side aspect upvc double glazed windows.

Bedroom

Tv point, power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Radiator, vinyl flooring.

Outside

Externally the property benefits from a garage.

Tenure & Charges

Leasehold: 125 years from 2008

Charges: £1200 per annum management charge.

Ground Rent: £280 per year.

Management Company - First Port.

Local Authority

Gloucester City Council

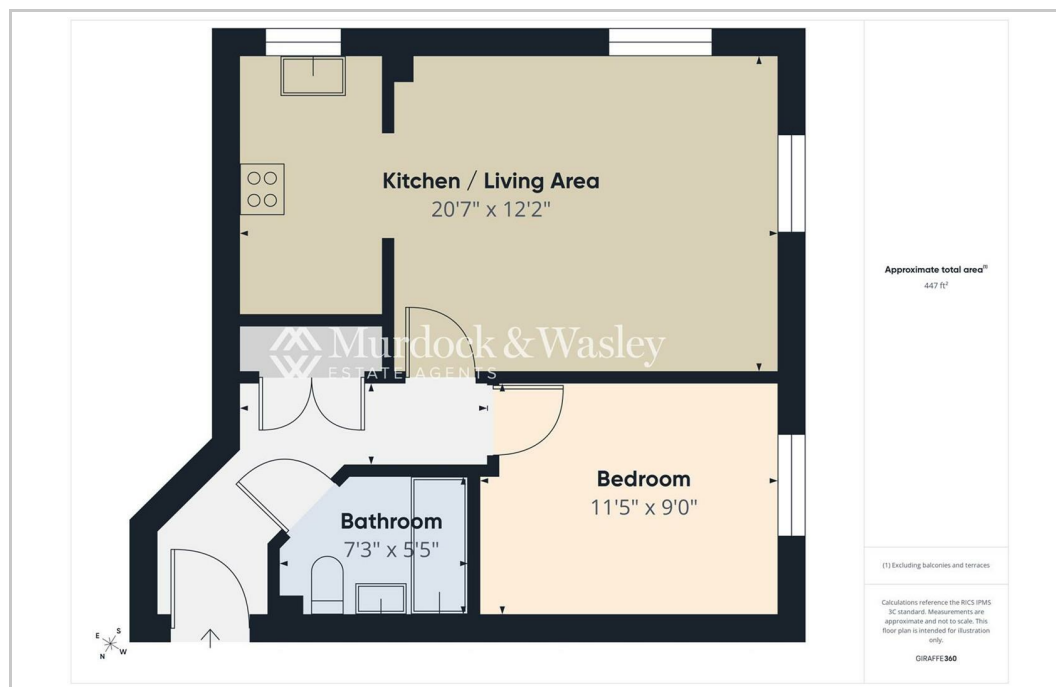
Council Tax Band: A

Services

Mains water, gas, electricity and 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		
(69-80) C	80	80
(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.

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

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