



29 Michaelmas Court

Kingsholm, Gloucester, GL1 3HX

Offers in excess of £110,000



Murdock & Wasley Estate Agents are delighted to present this well-situated one-bedroom ground floor apartment, conveniently located within easy walking distance of Gloucester City Centre and Gloucester Royal Hospital. Perfectly suited to first-time buyers or investors, this sought-after property benefits from communal gardens and an allocated parking space. Offered with no onward chain, this is a fantastic opportunity not to be missed!

The accommodation comprises: entrance hallway, spacious lounge/diner, fitted kitchen, double bedroom, and bathroom. Externally, the property enjoys access to communal gardens and includes one allocated parking space.



Cummonal Entrance Hallway

Accessed via secure front door, stairs leading to all floors, door to communal gardens. Door to apartment 29.

Entrance Hallway

Approached via front door, telephone door entry system, power points, storage cupboard, doors to all rooms.

Lounge / Dining Area

Television point, data point, power points, space for dining table, wall mounted radiator, recently carpeted flooring, rear and side aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worktop, one and half bowl single drainer stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring hob over, space for dishwasher, washing machine, fridge & table mounted freezer, side aspect upvc double glazed window.

Bedroom

Television point, power points, wall mounted radiator, recently carpeted flooring, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps over , panelled bath with mixer tap and shower off tap over, wall mounted radiator, partly tiled walls, vinal flooring.

Outside

Access to communal gardens.

Parking

One Allocated Parking Space.

Services

Mains water, gas, electricity & drainage.

Tenure & Charges

Leasehold.

999 Year lease with 966 years remaining.

Charges- Circa £1200 per annum.

CMG Leasehold Management LTD

Will own 1/11th of the freehold.

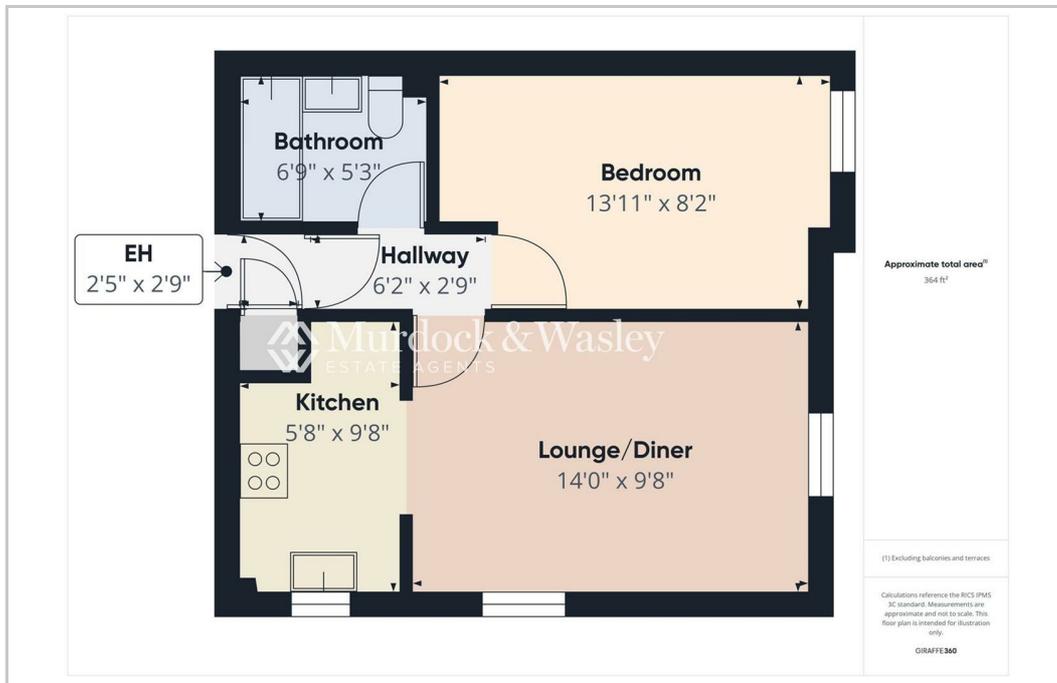
Local Authority

Gloucester City Council

Council Tax Band: A

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		76	78
(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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