Murdock & Wasley
ESTATE AGENTS



75 Bristol Road

Quedgeley, Gloucester, GL2 4NE

Offers in excess of £150,000

2 | 2 | 1 | C

We are delighted to offer to the market this wonderfully maintained and spacious first floor apartment, ideally positioned in a prominent location with a fantastic range of shops and transport links just a stone's throw away.
The accommodation comprises an entrance hallway, a bright and airy open plan kitchen/lounge/diner, two double bedrooms, an en-suite to the master bedroom, and a well-appointed bathroom.

Externally, the property benefits from access to communal gardens and an allocated parking space.

Offered for sale with no onward chain, this is an ideal first-time purchase or investment opportunity.







Entrance Hallway
Accessed via front door, power point, telephone intercom, storage heater, doors leading to all rooms.

Open Plan Kitchen/Diner/Lounge

Kitchen
Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drainer, electric oven with induction hob & hood, space for appliances, power points.

Lounge/Diner
Upvc double glazed windows to front, television point, power points.

Bedroom 1
Upvc double glazed windows to front, storage heater, power points. Door to:

En-Suite
Upvc double glazed frosted window to front, shower cubicle, low level wc & pedestal wash hand basin, extractor fan, partly tiled walls.

Bedroom 2
Upvc double glazed windows to front, storage heater, power points.

Bathroom
White suite comprising of panelled bath with shower head over, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan.

Outside
Accessed to the communal gardens along with bike/bin storage.
One allocated parking space.

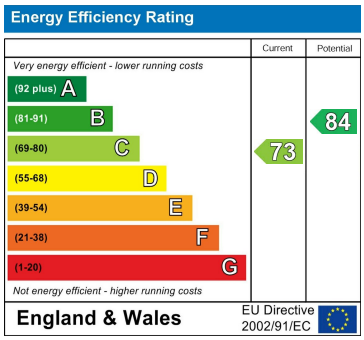
Tenure & Charges
Leasehold
Lease Length - Approximately 977 Years remaining at the time of listing.
Service Charge - Circa £1,380 per annum.
Ground Rent - Circa £150 Per annum
CMG are the management company.

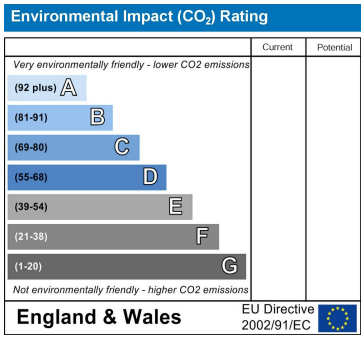
Services
Mains water, electricity & drainage.

Local Authority
Gloucester City Council- Band C

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.







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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

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

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman