



Flat 9 Spa Court

4 Spa Road, Gloucester, GL1 1XA

£100,000



Murdock & Wasley Estate Agents are delighted to present this well-positioned one-bedroom second-floor apartment, ideally located within easy walking distance of Gloucester City Centre and Gloucester Quays. Perfectly suited to first-time buyers or investors, this attractive property offers both convenience and practicality. Offered to the market with no onward chain, this is an excellent opportunity not to be missed.

The accommodation briefly comprises an entrance hallway, a spacious lounge/diner, fitted kitchen, double bedroom, and bathroom.

Externally, the property benefits from a private balcony, while the building further offers a lift providing access to all floors.



Communal Entrance

Accessed via double glazed door, intercom system, lift to all floors, stairs to all floors.

Entrance Hall

Accessed via secure front door, power points, door to airing cupboard. Doors lead off:

Lounge / Dining Area

Television point, data point, power points, wall mounted electric radiator, space for dining table, rear aspect double glazed sliding french door leading to the balcony. Opening leads off:

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 washing machine, integral dish washer and fridge freezer, side aspect double glazed window.

Bedroom

Power points, wall mounted electric radiator, wardrobe space, rear aspect double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below,

double step in cubicle with shower over, tiled walls, side aspect double glazed window.

Services

Mains water, gas, electricity & drainage.

Tenure & Charges

Leasehold.

Management Company: Complete Property Group

Lease Length: 125 years from 2007

Service Charge: £1385.03

Ground Rent: £0

Local Authority

Gloucester City 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		81	86
(69-80) C			
(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	

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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

