



## Flat 1, Sovereign Court Henry Street

Kingsholm, Gloucester, GL1 3EL

**Offers in excess of £60,000**



MURDOCK & WASLEY ESTATE AGENTS welcome for sale this rarely available GROUND FLOOR two bedroom flat located in a secure building with communal gardens for the residents. The accommodation of the flat comprises of: Entrance hallway, recently fitted kitchen, lounge/diner, two bedrooms & shower room. Outside as mentioned is access to the communal gardens with parking spaces also available on a first come first serve basis.

If you are seeking a peaceful retirement & want the town center & bus stops on the door steps well then this may well be for you!



### Secure Communal Entrance Foyer

Entry phone system, door to flat.

### Entrance Hallway

Approached via front door, storage heater, two storage cupboards, doors to both bedrooms, shower room & lounge.

### Lounge 14'9 x 9'2 (4.50m x 2.79m)

Upvc double glazed sliding doors to front, television point, storage heater, telephone point, power points, intercom.

### Kitchen 9'2 x 5'11 (2.79m x 1.80m)

Eye & base level units with roll edge work surfaces, sink/drain, electric oven with hob & hood, space for fridge/freezer, plumbing for washing machine, power points, extractor fan, part tiled walls.

### Bedroom 1 15'1 x 9'2 (4.60m x 2.79m)

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

### Bedroom 2 11'10 x 6'3 (3.61m x 1.91m)

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

### Shower Room

Walk in shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, extractor fan, part tiled walls, towel rail.

### Outside

Access to the communal gardens where you will find washing lines. To the front is parking for the residents on a first come first serve basis.

### Further Benefits

Access to the communal lounge on the top floor for residents where they have coffee mornings. Warden assisted 9-1 Monday- Friday should you require any assistance at all.

### Tenure & Charges

Management Company- First Port Lease- 68 years remaining. Charges- £2400 per annum which includes- buildings insurance, water rates, communal cleaning, window cleaning, warden availability & also cctv has been installed.

### Services

Mains water, electricity & drainage.

### Local Authority

Gloucester City Council- Band A

### 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      | 77        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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