

FOR SALE



Longhorn Avenue, Gloucester

Ground floor, 2 Bedrooms, 1 Bathroom, Parking

Asking Price Of £139,950





- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Council Tax Band - B

DESCRIPTION

Available to the market, this spacious ground floor flat on this ever popular development within walking distance of the City centre: Entrance hall with double storage cupboard, 2 double bedrooms, bathroom with shower over the bath, open plan lounge/kitchen area with double doors leading to a small patio. The property benefits from gas fired central heating, double glazing and one allocated parking space. EPC Rating C & CTax B the property is being sold with no onward chain. An annual service charge and ground rent apply, please call for details. Investment opportunity of in excess of 8%.

HALLWAY

A good sized hallway with both a single and double storage cupboard, doors to all rooms, entry phone

LIVING AREA

with double doors to a small patio area, the is room offers space for lounge and dining area, opening into the kitchen area

KITCHEN

modern kitchen with white door fronts and grey worktops, built in stainless steel oven and hob with extractor over, sink and drainer, space and plumbing for washing machine and a dishwasher, fridge/freezer space, window to the rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



BEDROOM 1 double bedroom with ample room for bed and furniture, window

BEDROOM 2 double bedroom with ample room for bed and furniture, window

BATHROOM modern white suite with WC, wash basin, bath with shower over, window to the rear

PARKING allocated space

SERVICE CHARGES Leasehold - 109 approx.

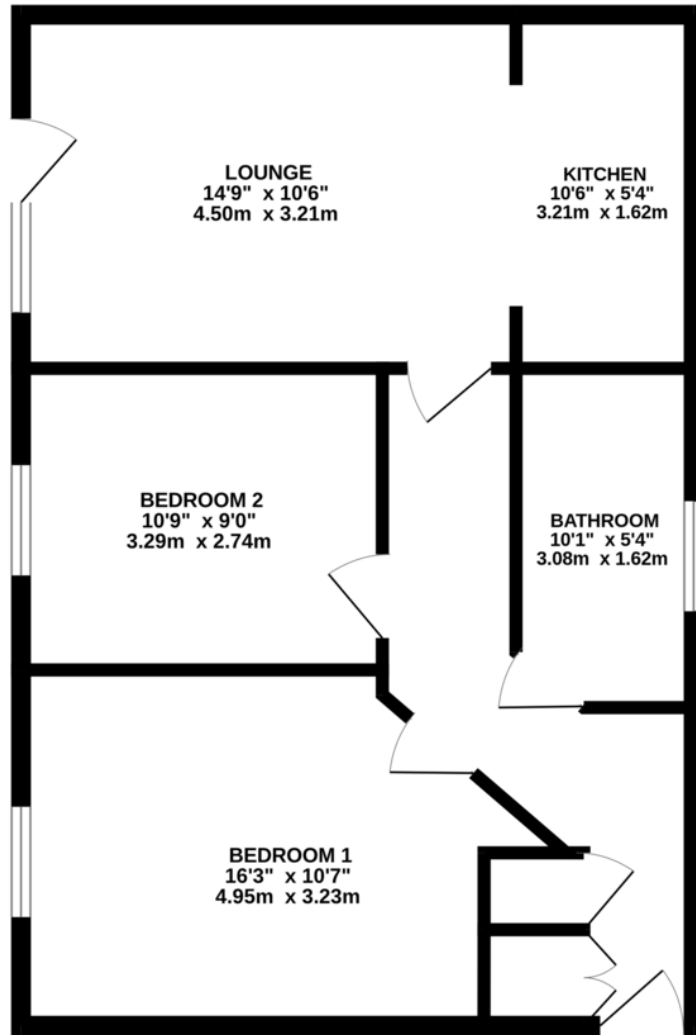
Service Charge - £1567.22

Ground Rent - £280

NB – These charges are correct at the time of marketing as provided by the owner but should be checked by your legal representative and correct for the time of purchase.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.