

FOR SALE



37 Park Road, Gloucester, GL1

Investment Opportunity - 5 Bedrooms, 5 Bathroom, Block of Flats

Asking Price Of £325,000

MARTIN&CO



- Investment Only- Cash Purchase
- Freehold
- Council Tax - A
- 2 x Split Level Apartments
- 3 x 1 Bedroom Apartments
- Close to Amenities
- Overlooking the park
- EPC from C- E (40 – 71)

INVESTMENT OPPERTUNITY - Cash purchase only: - A chance to purchase the freehold and 5 flats fronting onto Gloucester Park. The ground floor offers two split level spacious 1 bedroom apartments, with the remaining flats being spacious 1 bedroom flats, of which the top floor has generous views of the park. Gas central heating throughout. The building and the flats do require some works and repair. The flat have EPC Ratings from C - E (40 - 71) and CTax on the each flat is A. Good broad band coverage in the area walking distance to the city centre and Gloucester Quays

Two of the flats are currently tenanted on periodic tenancies, the other three flats a vacant in various states of repair and flat 4 is privately owned. The property has mains water, gas and utilities and broadband is available in the area

Any question please contact Martin & Co Gloucester and we do hold basic floor plans for of the flats should you want copies

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 form 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.