

FOR SALE



Victoria Street, Barton

8 Bedrooms, 8 Bathroom, Block of 8 Flats

Asking Price Of £600,000

MARTIN&CO



- Block of 8 x 1 Bedroom Flats
- 4 x Ground Floor Flats
- 4 x First Floor Flats
- Off-road Parking
- Communal Garden
- Council Tax - Band A
- EPC - C-D

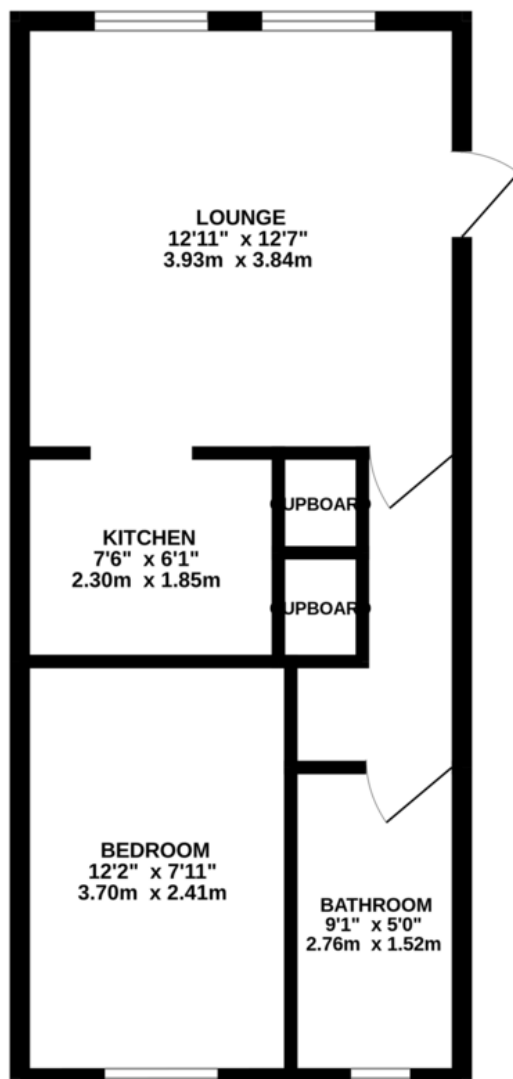
DESCRIPTION INVESTMENT OPPORTUNITY

Block of 8 x 1 bedroom flats for sale situated in the Barton area of Gloucester. The property comprises of 4 x ground floor flats and 4 x first floor flats and will be sold with tenants in situ. Each flat comprises of a lounge, separate kitchen, bathroom and double bedroom, with 2 storage cupboards to the hallway. The property also benefits from off road parking and communal garden to the rear. Electric heating throughout the property - EPC rating ranges from C-D. Council tax band - A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



FLAT 7

TOTAL FLOOR AREA: 397 sq.ft. (36.9 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.
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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.