



MICHAEL TUCK

The Agent with 5 star customer service



7 Woodvale Kingsway, Quedgeley, Gloucester, GL2 2AU

2 Bedroom First Floor Flat

£107,500

Upvc Double Glazing
Lounge/Kitchen
Two Bedrooms
Easy Motorway Access

No Onward Chain
Gas Central Heating
Allocated Parking
Energy Rating C

01452 543200

Michael Tuck Quedgeley

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Quedgeley

Sales 01452 543200

Lettings 01452 541561





Outer Entrance Hall

Storage Cupboard with door to;

Entrance Hall

Radiator, intercom telephone system, central heating thermostat, airing cupboard, doors to all rooms.

Lounge/kitchen 20' 0" x 12' 2" (6.09m x 3.71m)

Lounge

Upvc double glazed box window to rear, two radiators, television point, power points.

Kitchen

Upvc double glazed window to front, eye & base level units with roll edge work surfaces, sink/drain, integrated oven with gas hob and extractor hood over, space & plumbing for all utilities, wall mounted boiler, part tiled walls, vinyl flooring, power points, extractor fan.

Bedroom 1 12' 0" x 8' 6" (3.65m x 2.59m)

Upvc double glazed window to side, radiator, television point, power points.

Bedroom 2 11' 8" x 7' 10" (3.55m x 2.39m)

Upvc double glazed window to side, television point, power points.

Bathroom

Upvc double glazed frosted window to front, suite comprising of; paneled bath with mains shower, low level wc & pedestal wash hand basin, radiator, part tiled walls, extractor fan.

Tenure

Length of Lease - 136 years remaining Maintenance Charges - circa £1207 per anum Ground Rent - £67 per anum

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Selling?

Call us for a free no obligation valuation. Selling property in your area since 1983!

Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

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