



Lime Tree Avenue, Hardwicke,  
Gloucester Leasehold

£168,500

**Flat 2, Lime Tree Avenue, Hardwicke,  
Gloucester, Gloucestershire, GL2 4AW**

**£168,500**

Leasehold. Council Tax Band B



**2 Bedrooms**



**2 Bathrooms**



**1 Receptions**

**Features**

- \*Upvc Double Glazing
- \* Two Double Bedrooms
- \*Ground Floor
- \*En-Suite To Bedroom One
- \*Allocated Parking Space
- \* No Onward Chain
- \*Ideal FTB Or B-T-L
- \* Energy Rating B

**Michael Tuck Estate and Letting Agents**

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**The Property**

Immaculate Two Bedroom Ground Floor Apartment With No Onward Chain Located On Lime Tree Avenue, Hunts Grove!

The accommodation comprises of; Entrance hall, utility/airing cupboard, two DOUBLE bedrooms & open plan kitchen/living room.

Further benefits include; Gas central heating, upvc double glazing, en-suite to bedroom one & an allocated parking space.

This property would make an ideal first time buy or investment! Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £875pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

**Hallway**

**Entrance Hall** 8' 8" x 3' 6" (2.64m x 1.07m)

**Inner Hallway** 10' 1" x 3' 3" (3.07m x 0.99m)

**Open Plan Kitchen/Living Room** 19' 10" x 11' 4" (6.04m x 3.45m)

**Bedroom 1** 12' 5" x 8' 9" (3.78m x 2.66m)

**Bedroom 2** 11' 4" x 8' 6" (3.45m x 2.59m)

**Bathroom** 7' 2" x 5' 6" (2.18m x 1.68m)

**En-suite** 5' 11" x 4' 11" (1.80m x 1.50m)

**Tenure - Leasehold**

Ground Rent: £250 Per Annum as of 1st Jan 2024  
Service Charge: £1481.26 Per Annum as of 1st Jan 2024  
Length of Lease: 115 Years Remaining from 1st Jan 2024

**Additional Information**

Additional Information provided by vendor:

Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to the road

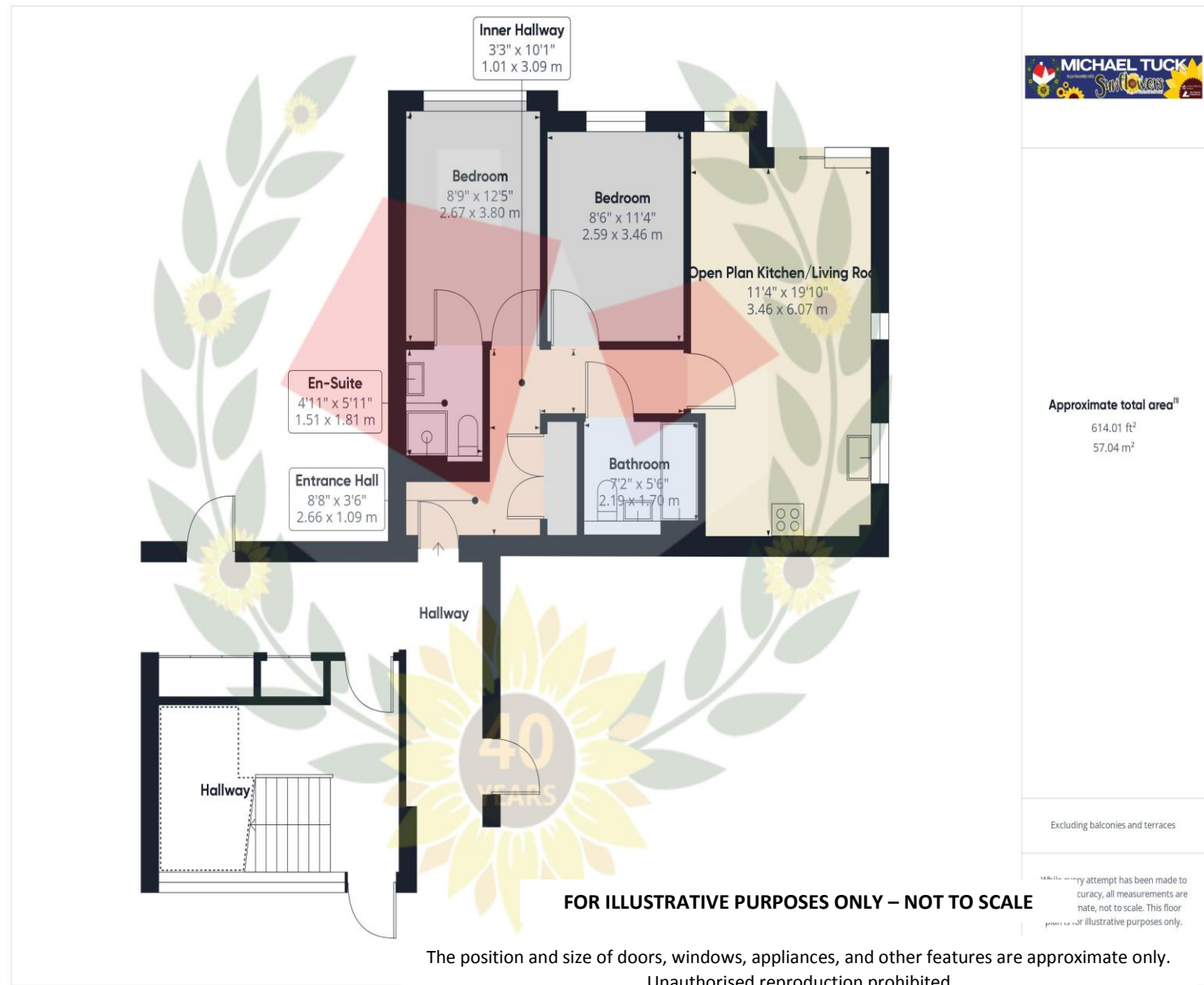












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