



Boughton Way, Coney Hill, Gloucester,  
GL4 4PG

Leasehold

**£145,000**

**70 Boughton Way, Gloucester,  
Gloucestershire, GL4 4PG**

**£145,000**

Leasehold. Council Tax Band B



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* NO ONWARD CHAIN
- \* ALLOCTED PARKING SPACE
- \* PERFECT FIRST TIME BUY OR INVESTMENT
- \* GROUND FLOOR
- \* OPEN PLAN LIVING SPACE
- \* IMMACULATE THROUGHOUT
- \* CLOSE TO AMMENITIES
- \* EPC C COUNCIL TAX B

### Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

**\*\*\* NO ONWARD CHAIN, TWO BEDROOM  
GROUND FLOOR FLAT, ALLOCATED PARKING \*\*\***  
Two bedroom ground floor flat with off road parking is offered to the market with NO ONWARD CHAIN and boasts easy access to local amenities and bus routes . Perfect for first time buyers or will make a great investment!  
Internally the property consists of; Lounge/diner, kitchen, bathroom, and 2 bedrooms. Externally the property consists of; Allocated off road parking, communal garden and bike shed.  
Property for sale through Michael Tuck Estate Agents. Approximate rental value of £825pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

### Addition information from vendor

Tenure (if leasehold)

- Lease expiry – 01.01.2132
- Current Ground Rent - £250 Per Annum
- Is it a rising ground rent - Next Increase £350 per Annum in 2027
- Current Service Charge - £1,453 Per Annum

### Entrance Hallway

**Lounge/Diner** 15' 4" x 14' 11" (4.67m x 4.54m)

**Kitchen** 7' 4" x 8' 10" (2.23m x 2.69m)

**Bathroom** 7' 1" x 6' 3" (2.16m x 1.90m)

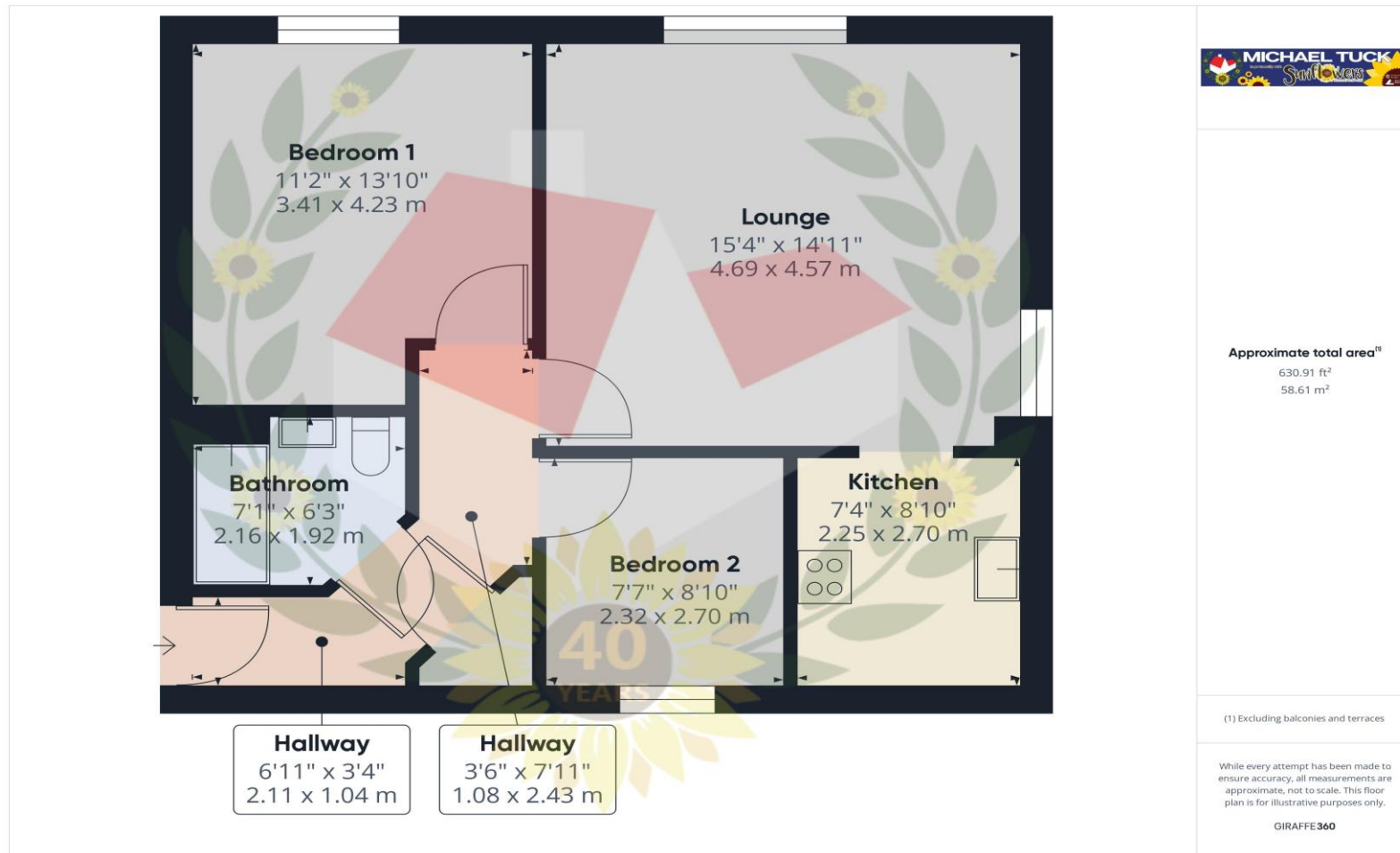
**Bedroom 1** 11' 2" x 13' 10" (3.40m x 4.21m)

**Bedroom 2** 7' 7" x 8' 10" (2.31m x 2.69m)









**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
Unauthorised reproduction prohibited

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

