



**The Lock Warehouse, Severn Road,**  
**Gloucester** Leasehold

**£179,950**

**Flat 3, Lock Warehouse, Severn Road,  
Gloucester, Gloucestershire, GL1 2GA**

**£179,950**

Leasehold. Council Tax Band C



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*No Onward Chain
- \* Two Double Bedrooms
- \*Tenant In Situ
- \*Original Character Features
- \*Off Road Parking
- \* Open Plan Kitchen/Living Area
- \*Potential Rental Income £1050 Pcm
- \* Energy Rating D59

### Michael Tuck Estate and Letting Agents

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### The Property

Two Double Bedroom First Floor Apartment With Lift Access Located Within The Historic Gloucester Docks Advertised With A Tenant In Situ.

The accommodation comprises of; Entrance hall, bathroom, two double bedrooms & open plan kitchen/living area.

Further benefits include; integrated kitchen appliances & off road parking!

Property for sale through Michael Tuck Estate Agents. Approximate potential rental value of £1050pcm , please contact Michael Tuck Lettings in Gloucester for more details.

Call us today to arrange your viewing on 01452 543200.

### Entrance Hall

**Bedroom 1** 8' 10" x 11' 2" (2.69m x 3.40m)

**Bedroom 2** 11' 1" x 8' 7" (3.38m x 2.61m)

**Bathroom** 7' 8" x 5' 11" (2.34m x 1.80m)

**Kitchen/Living Area** 18' 0" x 14' 2" (5.48m x 4.31m)

### Tenure

Leasehold- 199 years remaining from 2013  
Management Company: Y&Y Management Ltd.  
Avon House, 2 Timberwharf Road, London, N16 6DB. Annual ground rent of £380 payable in half yearly instalments. Annual service charge £2,803.85. Annual car park service charge £831.15. \*Information correct as of 13/5/24\*

### Additional Information

Additional Information provided by vendor:  
Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet

### Parking

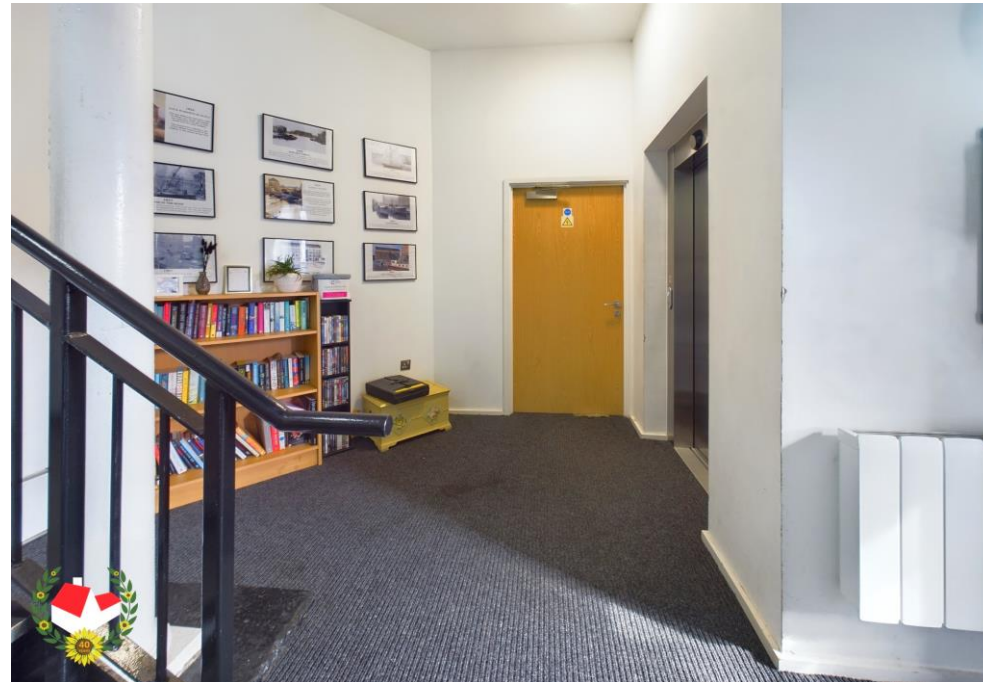
Located in the the Castlemeads car park the property benefits from a secure parking space which is within a five minute walk from the property.

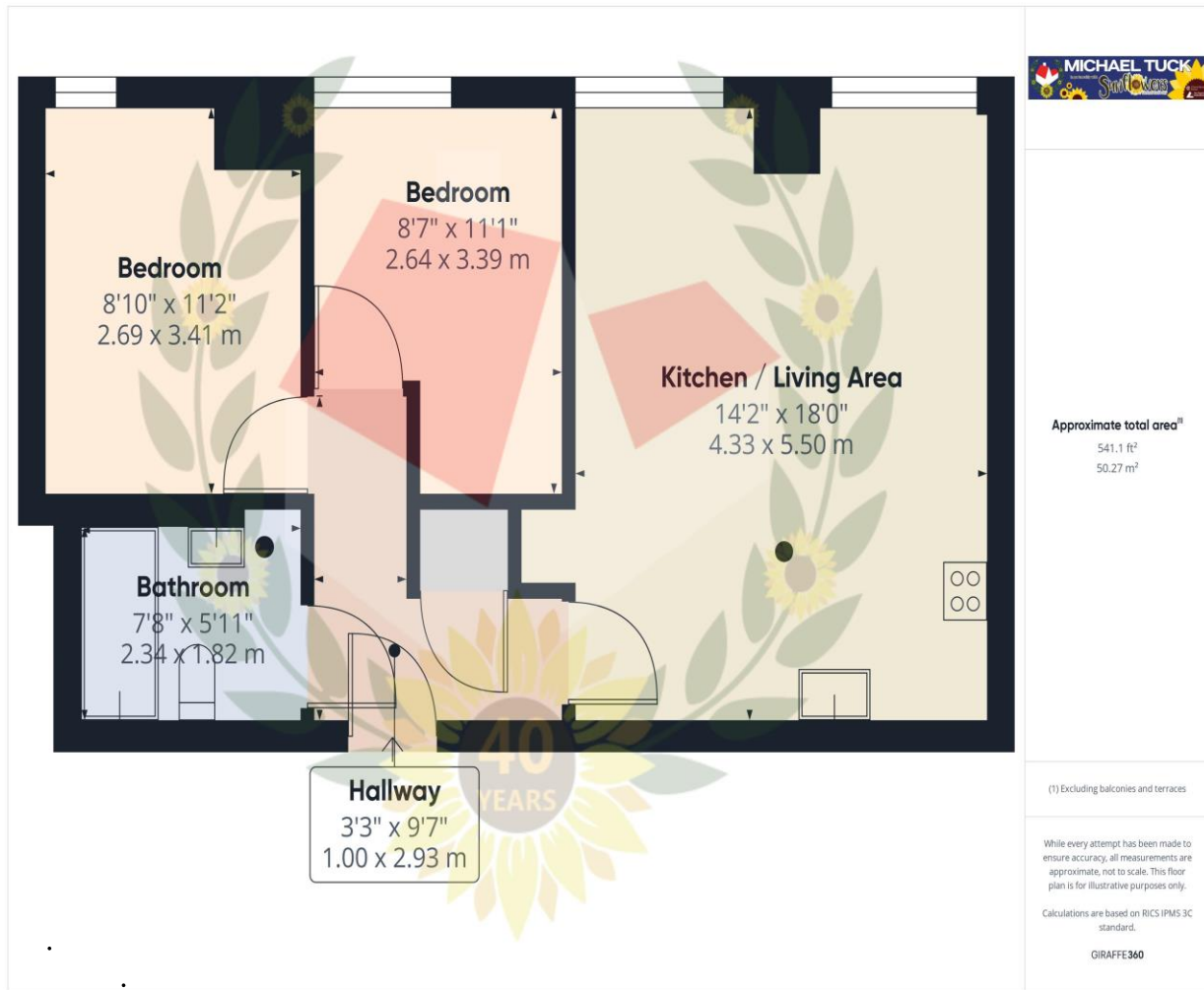












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