



**72 Boughton Way, Gloucester**

Gloucester

**£139,500**



# 72 Boughton Way

Gloucester, Gloucester

\*\*\*Beautifully Presented Two Bedroom Ground Floor Apartment With NO ONWARD CHAIN\*\*\*

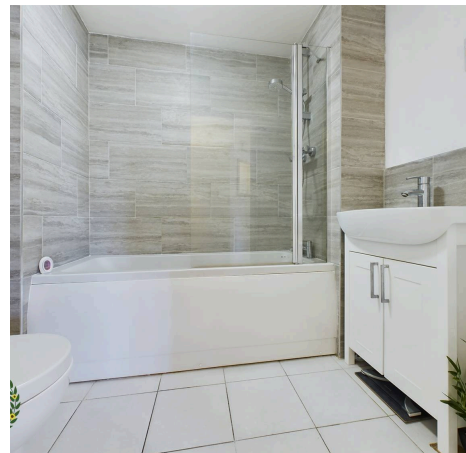
An excellent opportunity for first-time buyers and buy-to-let investors alike!

Property Features, Entrance Hall leading to all rooms, Open Plan Lounge/Diner and Kitchen – a spacious and inviting area for relaxing and entertaining, Two Double Bedrooms offering generous space, Modern Bathroom with contemporary fittings, UPVC Double Glazing throughout for improved energy efficiency, Intercom Telephone System for added security and convenience, Off Road Parking – a valuable addition in this sought-after location.

This apartment offers an excellent rental potential with an approximate rental value of £900 per month. please contact Michael Tuck Lettings in Abbeymead for further information.

Don't miss out on this fantastic buy! To arrange a viewing or for more information, on 01452 612020.

- Ideal Investment
- No Onward Chain
- UPVC Double Glazing
- Ground Floor Apartment
- Immaculately Presented
- Off Road Parking
- Two Double Bedrooms
- EPC Rating C and Council Tax Band A





### Entrance Hall

### Lounge/Diner

Dimensions: 16' 3" x 16' 5" (4.95m x 5.00m).

### Kitchen

Dimensions: 7' 2" x 7' 9" (2.18m x 2.36m).

### Bedroom One

Dimensions: 14' 1" x 9' 0" (4.29m x 2.74m).

### Bedroom Two

Dimensions: 11' 0" x 9' 7" (3.35m x 2.92m).

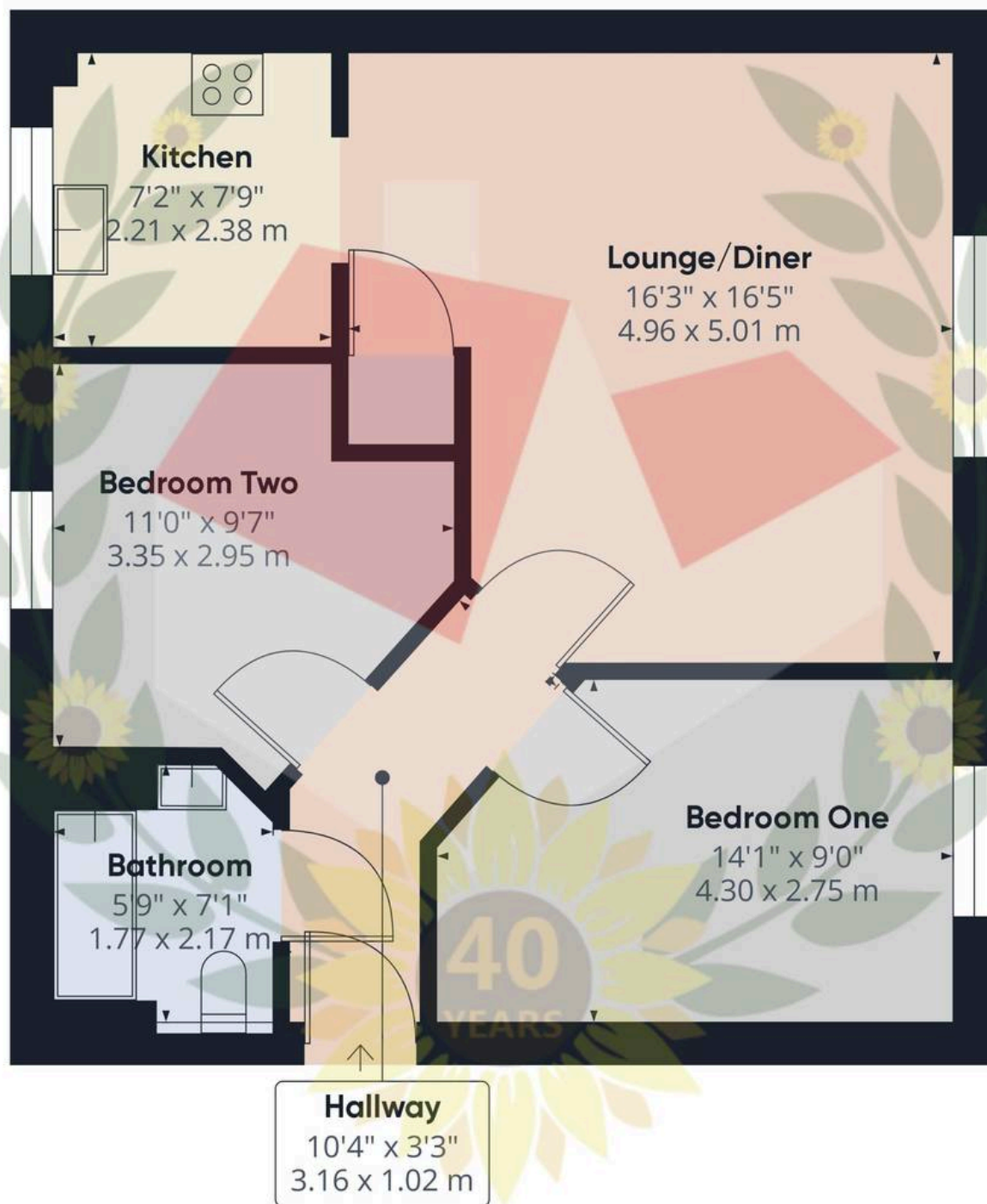
### Bathroom

Dimensions: 5' 9" x 7' 1" (1.75m x 2.16m).

### Additional information from seller

Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to cabinet Tenure  
(if leasehold) • Lease expiry- 1st January 2132 • Current  
Ground Rent- £250 per annum • Is it a rising ground rent?  
Yes • If so how much does it rise by? Next increase £350  
per annum in 2027 • Current Service Charge- £1468 per  
annum





**Approximate total area<sup>(1)</sup>**

587.39 ft<sup>2</sup>

54.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



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