



Boughton Way, Gloucester

Leasehold

£150,000

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

£150,000

Leasehold. Council Tax Band A



2 Bedrooms



1 Bathrooms



1 Receptions

Features

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

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The Property

Beautifully Presented Two Bedroom Ground Floor Apartment An ideal buy for first time buyers and buy to let investors!

In brief the property comprises; Entrance Hall, Open Plan Lounge/Diner and Kitchen, Two Double Bedrooms and Bathroom. This well presented apartment benefits from UPVC Double Glazing, Intercom Telephone System and Off Road Parking.

This fantastic apartment offers easy access to local amenities and offers a short commute to both Gloucester and Cheltenham City centre's.

Approximate Rental value £900 PCM. Please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out on this great buy call us today to book your viewing! 01452 612020

Entrance Hall

Lounge/Diner 16' 3" x 16' 5" (4.95m x 5.00m)

Kitchen 7' 2" x 7' 9" (2.18m x 2.36m)

Bedroom One 14' 1" x 9' 0" (4.29m x 2.74m)

Bedroom Two 11' 0" x 9' 7" (3.35m x 2.92m)

Bathroom 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

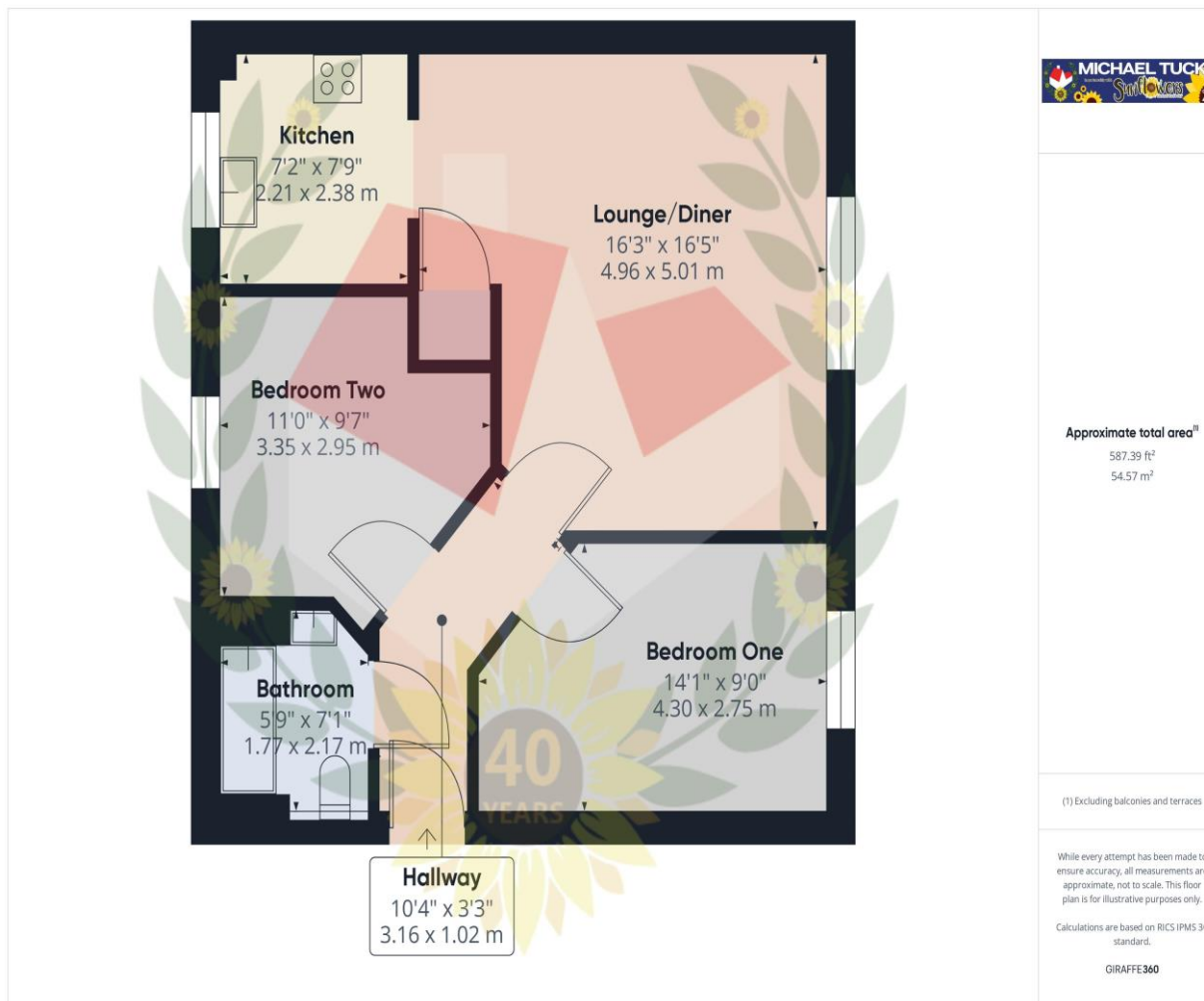
Tenure Leasehold

- 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









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