



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**Flat 2, 1 Bloomfield Terrace, Gloucester**

Gloucester

Offers Over **£150,000**

# Flat 2

1 Bloomfield Terrace, Gloucester

We are pleased to bring to the market a GROUND Floor Apartment with EN-SUITE to Master Bedroom and available with NO ONWARD CHAIN.

Accommodation comprises of Entrance Hall, Lounge Diner with "French doors" onto patio area, kitchen, Master Bedroom with En-Suite, Further Bedroom and family bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and an ALLOCATED Parking Space

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £895pcm.

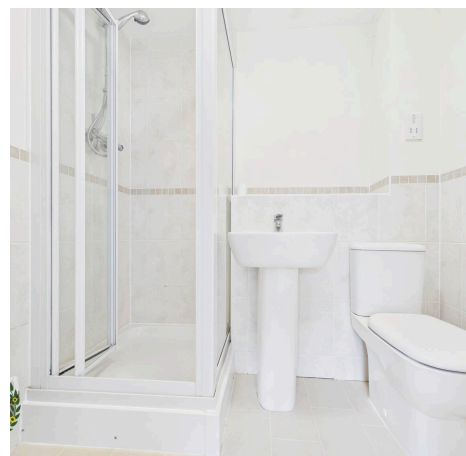
Call 01452 543200 To View

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Kitchen
- UPVC Double Glazing & Gas Rad C/H
- Lounge Diner With French Doors to Patio
- En-Suite To Master Bedroom
- No Onward Chain
- Family Bathroom
- Ground Floor Apartment
- Two Bedrooms
- Energy Rating C79



**Hallway**

Dimensions: 14' 0" x 3' 5" (4.26m x 1.04m).

**Lounge Diner**

Dimensions: 15' 0" x 9' 9" (4.57m x 2.97m).

**Kitchen**

Dimensions: 11' 4" x 6' 10" (3.45m x 2.08m).

**Family Bathroom**

Dimensions: 6' 0" x 5' 6" (1.83m x 1.68m).

**Master Bedroom**

Dimensions: 11' 11" x 9' 1" (3.63m x 2.77m).

**En-Suite**

Dimensions: 6' 5" x 5' 2" (1.95m x 1.57m).

**Bedroom Two**

Dimensions: 13' 10" x 6' 8" (4.21m x 2.03m).

**Tenure - Leasehold**

Ground Rent: £250 pa Service Charge: £1752 pa Length of Lease: 99 Years from 2011

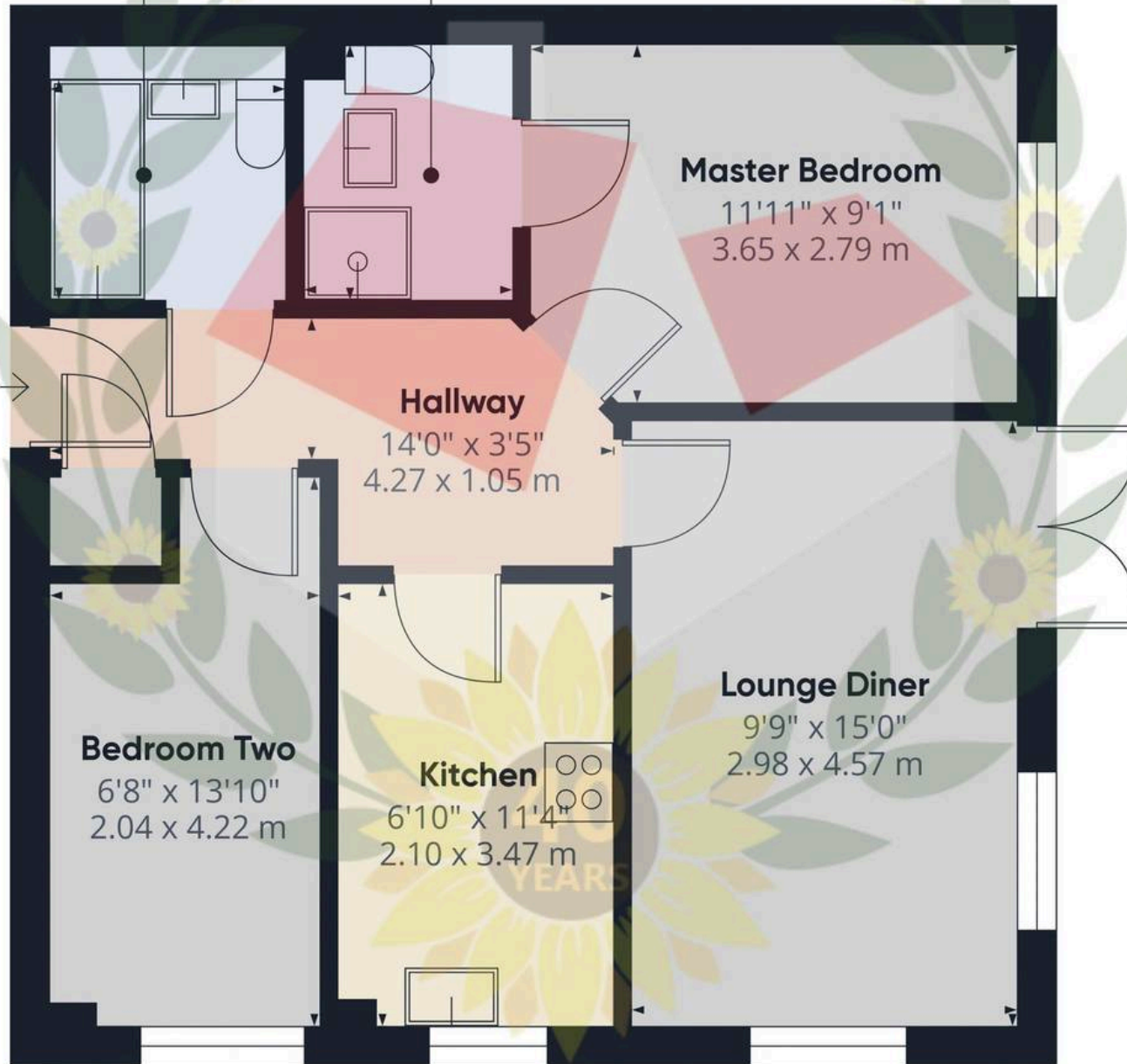
**Additional Information**

Gas & Electric - Mains Water & Sewerage - Mains



**Bathroom**  
6'0" x 5'6"  
1.85 x 1.69 m

**En-Suite**  
5'2" x 6'5"  
1.58 x 1.96 m



**Master Bedroom**  
11'11" x 9'1"  
3.65 x 2.79 m

**Hallway**  
14'0" x 3'5"  
4.27 x 1.05 m

**Bedroom Two**  
6'8" x 13'10"  
2.04 x 4.22 m

**Kitchen**  
6'10" x 11'4"  
2.10 x 3.47 m

**Lounge Diner**  
9'9" x 15'0"  
2.98 x 4.57 m



**Approximate total area<sup>(1)</sup>**  
564.46 ft<sup>2</sup>  
52.44 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



# Michael Tuck Quedgeley

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