



18 Boughton Way, Gloucester

Gloucester

£145,000

18 Boughton Way

Gloucester, Gloucester

Located in a popular and convenient area of Gloucester, this well-presented top floor apartment offers modern living within easy reach of local amenities, transport links, and green spaces. Internally, the property features an entrance hall leading to a spacious open plan living room, kitchen, and dining area, perfect for entertaining or relaxing. The master bedroom benefits from a private ensuite shower room, while the second bedroom is also a well-sized double. A contemporary main bathroom completes the internal layout.

Further benefits include off-road parking and double glazing throughout.

This fantastic property would make an ideal first-time buy, investment opportunity, or low-maintenance home for professionals.

Potential rental value of £925pcm. Please contact Michael Tuck Lettings in Abbeymead for further information.

- Top Floor Flat
- Two Double Bedrooms
- Chain Free
- Ensuite Shower Room
- Open Plan Living and Kitchen
- Off Road Parking
- EPC D
- Council Tax Band B



Entrance Hall

Bedroom One

Dimensions: 11' 0" x 8' 9" (3.35m x 2.66m).

Ensuite

Dimensions: 6' 6" x 4' 9" (1.98m x 1.45m).

Bedroom Two

Dimensions: 15' 3" x 8' 9" (4.64m x 2.66m).

Lounge/Diner/ Kitchen

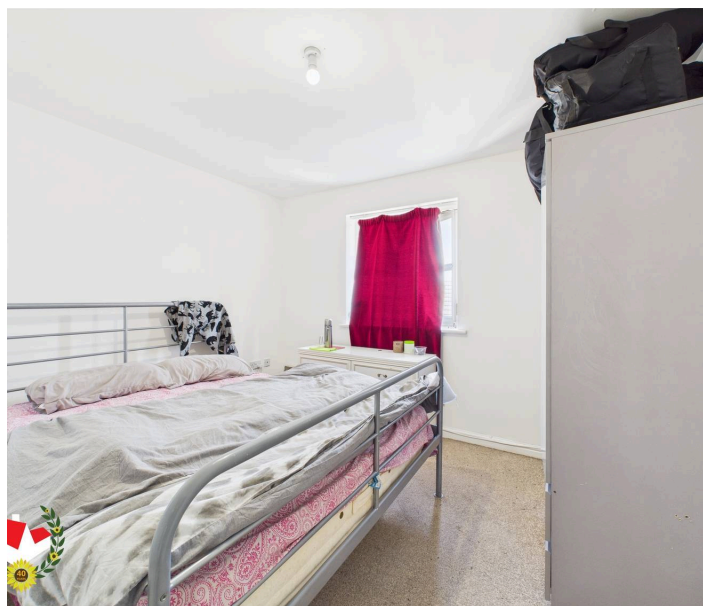
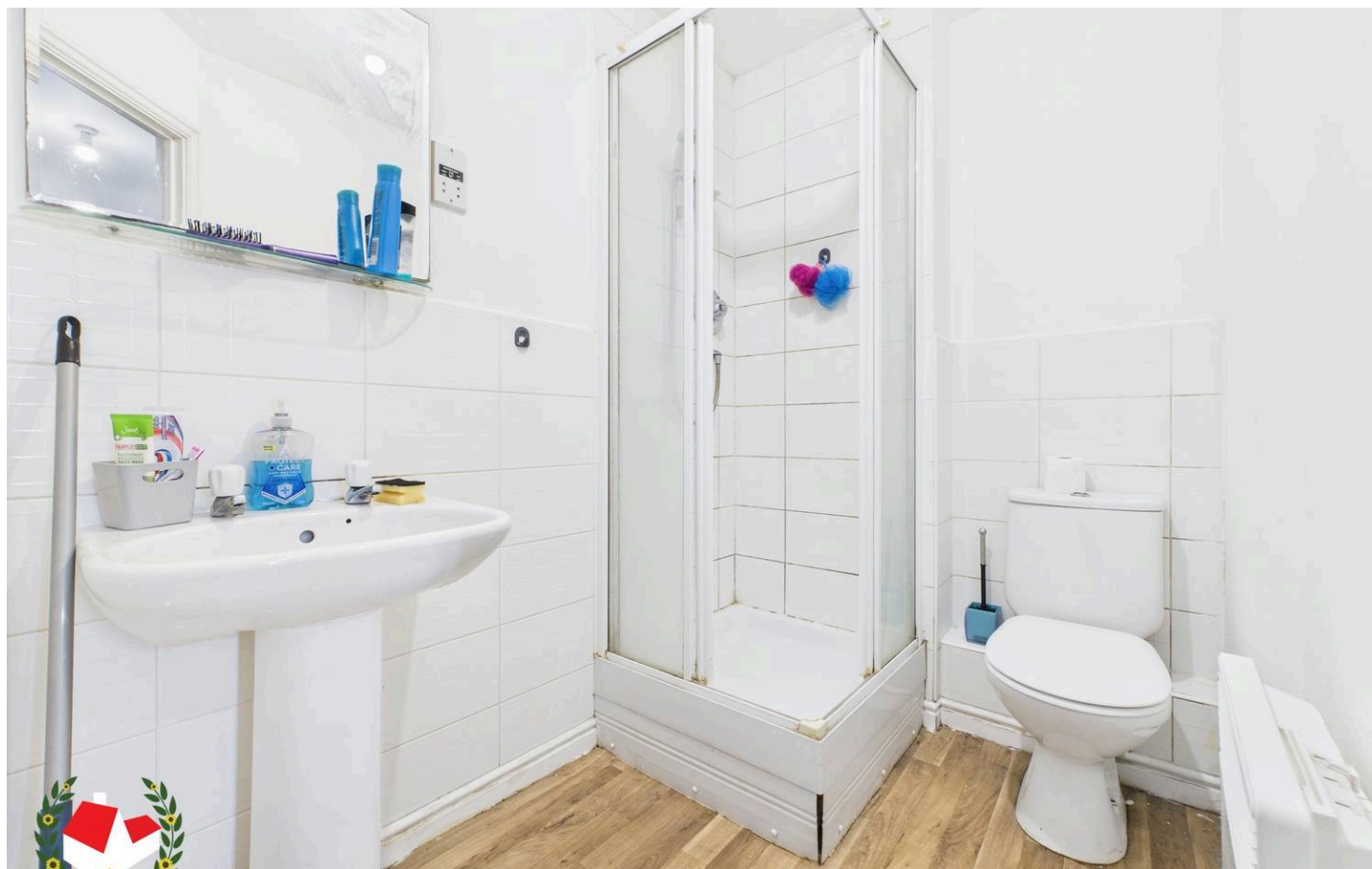
Dimensions: 15' 4" x 15' 1" (4.67m x 4.59m).

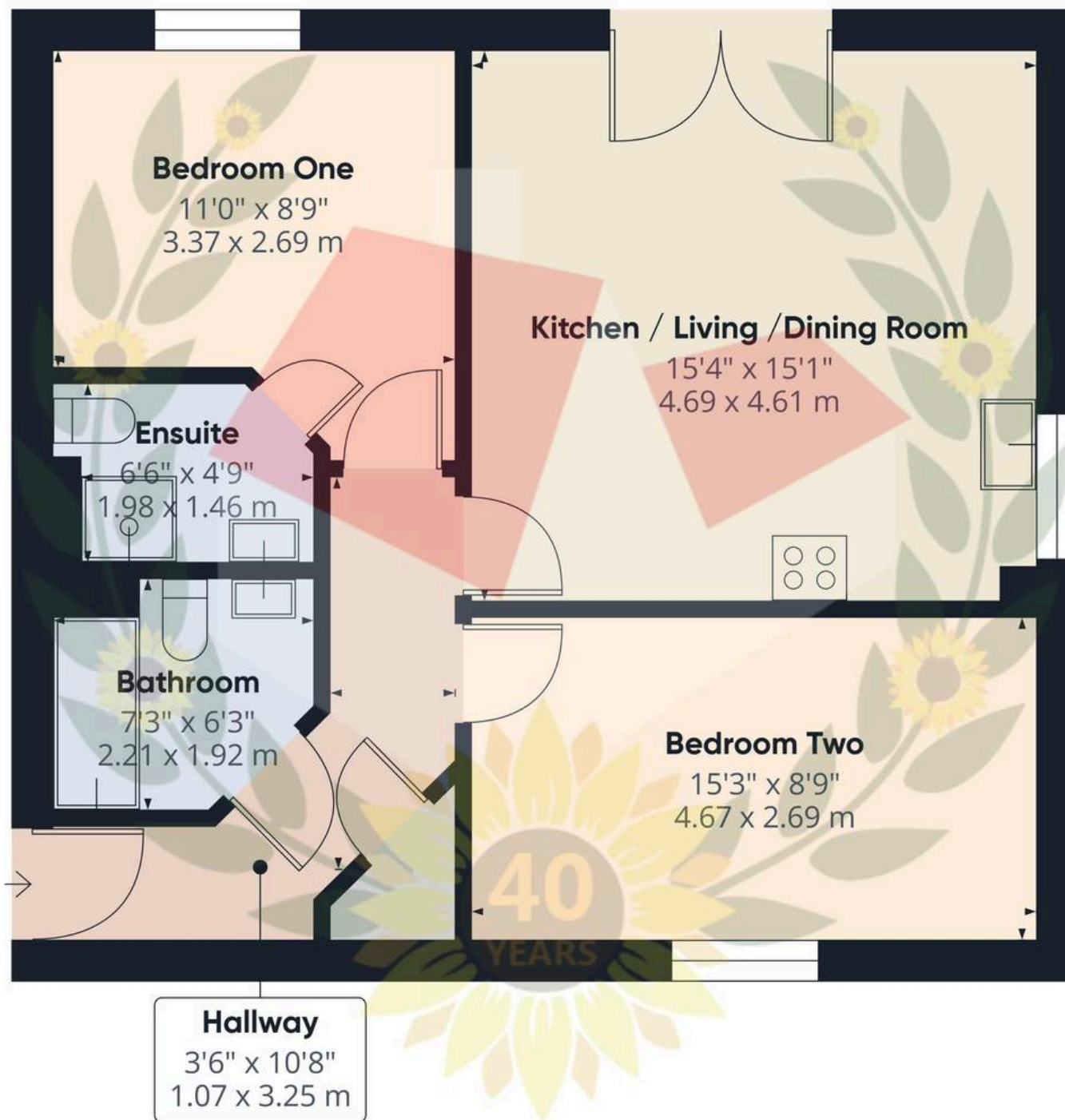
Bathroom

Dimensions: 7' 3" x 6' 3" (2.21m x 1.90m).

Additional Information

Tenure • 125 Year Lease from 2007 • Ground Rent £250 per annum rising £100 every 10 years • Service charge £1731.92 per annum





Approximate total area⁽¹⁾

623 ft²

57.7 m²

(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

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



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.