



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS

**86 Boughton Way, Gloucester**

Gloucester

**£125,000**



# 86 Boughton Way

Gloucester, Gloucester

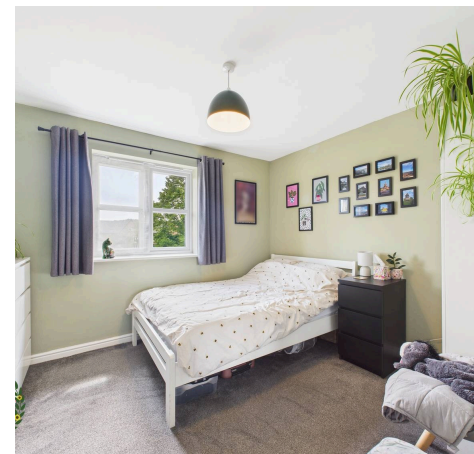
This immaculate one-bedroom top-floor apartment offers stylish and convenient living. Boasting a bright and airy open-plan lounge and dining area, the space is perfect for relaxing or entertaining, with a modern layout that maximises both comfort and functionality. The well-presented interior has been maintained to a high standard throughout, making it ideal for first-time buyers, downsizers, or investors alike.

Potential rental value of £850pcm. Please contact Michael Tuck Lettings in Abbeymead for further information.

Internally the property consists of; Entrance hallway, lounge/diner, double bedroom and bathroom.

Externally the property consists of; one allocated parking space.

- IMMACULATE THROUGHOUT
- TOP FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER
- RECENTLY RENOVATED BATHROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- ALLOCATED PARKING
- EPC D COUNCIL TAX A





**Longe/Kitchen**

Dimensions: 12' 9" x 19' 5" (3.88m x 5.91m).

**Bedroom**

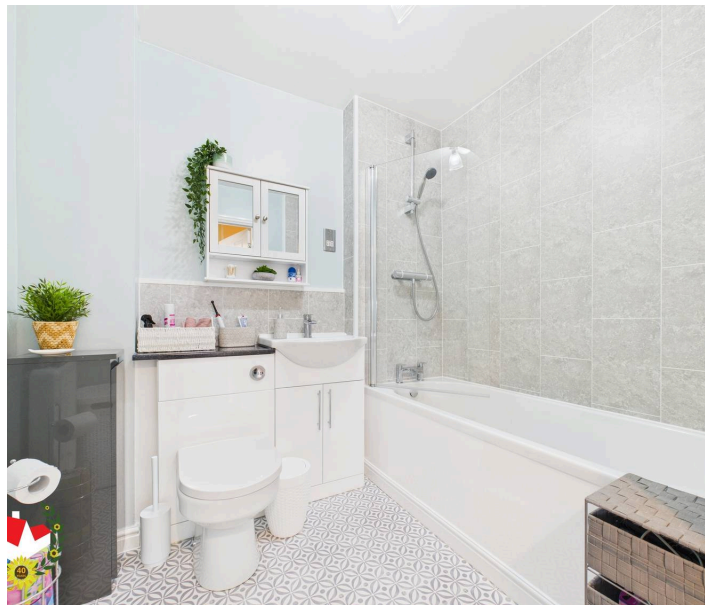
Dimensions: 11' 0" x 9' 10" (3.35m x 2.99m).

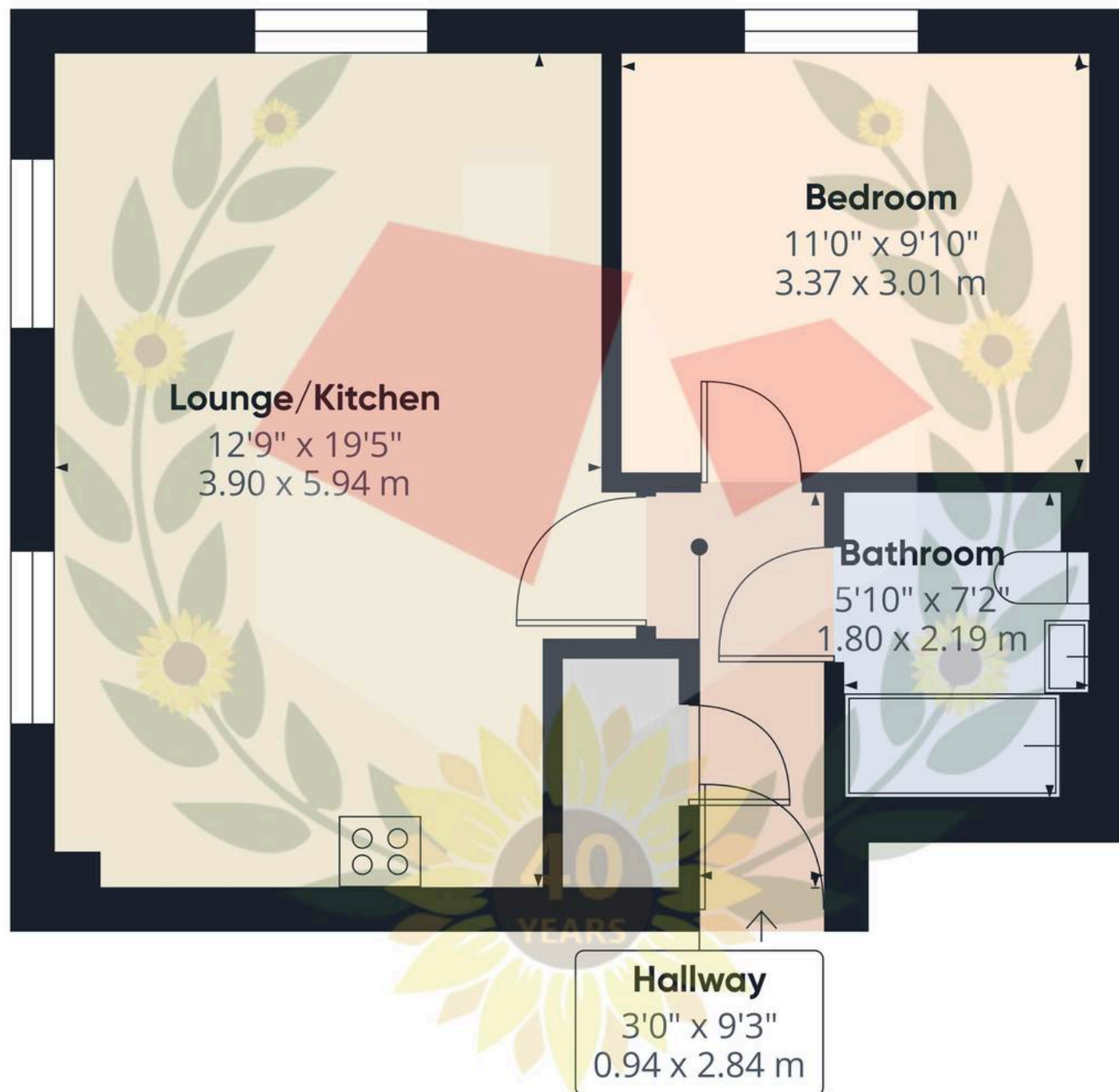
**Bathroom**

Dimensions: 5' 10" x 7' 2" (1.78m x 2.18m).

**Entrance Hallway****Additional Information From Vendor**

Utilities • Electricity – 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– £1448.33 per annum





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

440 ft<sup>2</sup>

40.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Estate & Letting Agents

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