



Boughton Way, Coney Hill, Gloucester,
GL4 4PG

Leasehold

£125,000

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

£125,000

Leasehold. Council Tax Band A



1 Bedrooms



1 Bathrooms



1 Receptions

Features

- * IMMACULATE THROUGHOUT
- * TOP FLOOR APARTMENT
- * OPEN PLAN LOUNGE/DINER
- * RECENTLY RENOVATED BATHROOM
- * PERFECT FIRST TIME BUY OR INVESTMENT
- * ALLOCATED PARKING
- * CLOSE TO AMENITIES AND BUS ROUTES
- * EPC TBC COUNCIL TAX A

Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

*** IMMACULATE ONE BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING *** 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. Situated close to a range of local amenities and excellent bus routes, this apartment also benefits from allocated parking, ensuring easy access and peace of mind. Whether you're looking for your first step on the property ladder or a low-maintenance home in a convenient setting, this charming top-floor property ticks all the boxes. Potential rental value of £850pcm. Please contact Michael Tuck Lettings in Abbeymead for further information. Early viewing is highly recommended 01452 612020. Internally the property consists of; Entrance hallway, lounge/diner, double bedroom and bathroom Externally the property consists of; one allocated parking space

Entrance Hallway

Longe/Kitchen 12' 9" x 19' 5" (3.88m x 5.91m)

Bedroom 11' 0" x 9' 10" (3.35m x 2.99m)

Bathroom 5' 10" x 7' 2" (1.78m x 2.18m)

Additional Information From Vendor

Utilities

- Electricity – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to cabinet

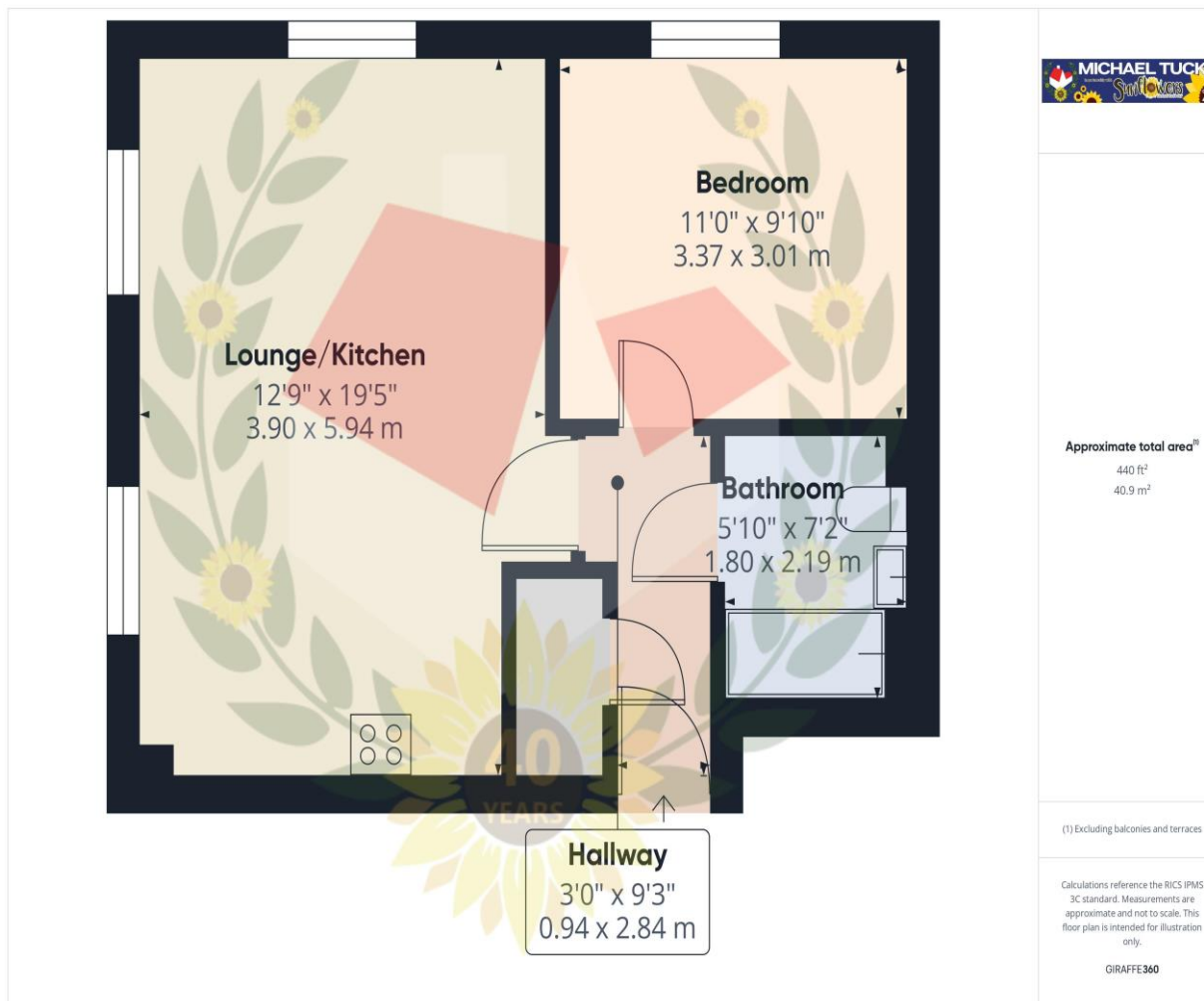
Tenure - leasehold

- 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









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

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.

