



Flat 2, 2 Gardner Court Emery Avenue, Gloucester

Gloucester

£185,000

Flat 2

2 Gardner Court Emery Avenue, Gloucester

!!!5% DEPOSIT PAID FOR A LIMITED TIME!!! CALL NOW TO BOOK YOUR VIEWING! 01452 726443

This stunning SECOND FLOOR apartment with allocated parking space with an ELECTRIC CAR CHARGING POINT, vinyl flooring to kitchen with integrated electric double oven and hob and washing machine.

Council Tax Band: TBC

Management fees: £98.70pcm

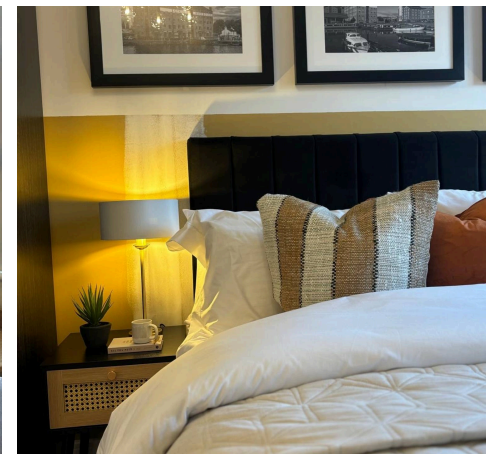
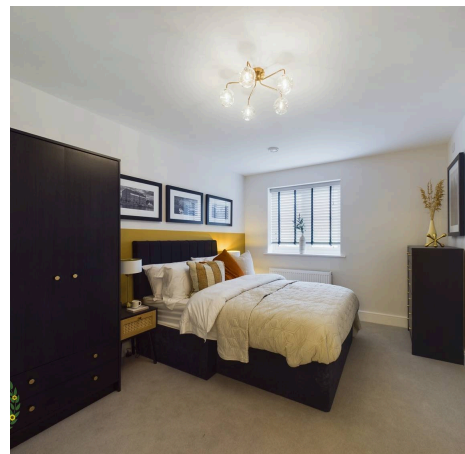
125 year lease

Approximate rental value of £975pcm, please contact Michael Tuck Lettings in Gloucester 01452 543200 for more details

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 5% DEPOSIT PAID FOR A LIMITED TIME
- Open plan kitchen and dining area
- Integrated electric double oven and hob and washing machine
- Family bathroom and EN-SUITE shower to bedroom one.
- Allocated parking space with EV charging point
- Gas Central Heating
- 10 Year NHBC Warranty
- NO GROUND RENT - Management Fees £98.70 per month (includes building insurance)

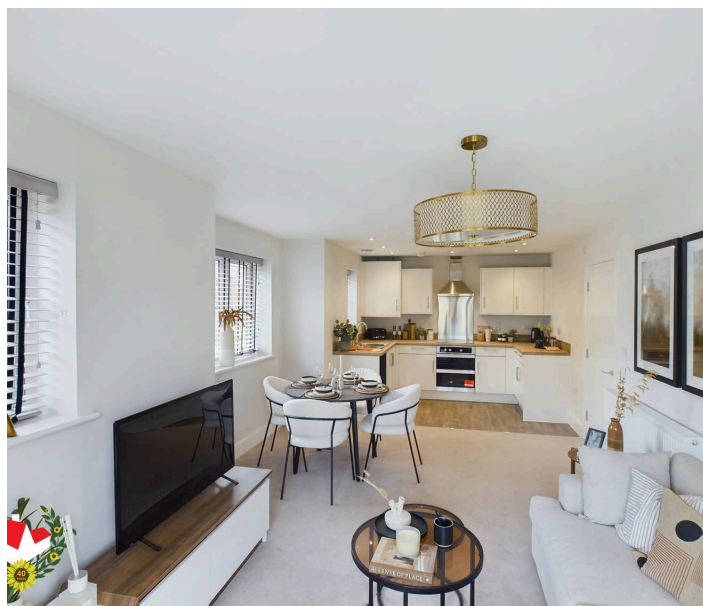


Additional Information

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – BT OPENREACH fibre to premises

Lease Information

NO GROUND RENT 125 Year Lease £1184.44 management fee per annum (includes Building Insurance)



BLOCKS H AND K

2 BEDROOM APARTMENTS

GROUND FLOOR



272 279

273 278

SECOND FLOOR



276 283

277 282

FIRST FLOOR



274 281

275 280

PLOTS 272, 274, 276, 279, 281, 283

Living Area	5953 (max) x 2890 (max)	19' 6" (max) x 9' 6" (max)
Kitchen Area	3185 x 2000	10' 5" x 6' 7"
Bedroom 1	4190 (max) x 3048 (max)	13' 9" (max) x 10' 0" (max)
Bedroom 2	4190 x 1947	13' 9" x 6' 5"

PLOTS 273, 275, 277, 278, 280, 282

Living Area	5240 x 3478 (max)	17' 2" x 11' 5" (max)
Kitchen Area	3327 x 2150	10' 11" x 7' 1"
Bedroom 1	4035 (max) x 3025 (max)	13' 3" (max) x 9' 11" (max)
Bedroom 2	4035 x 1850	13' 3" x 6' 1"



EARLS



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Land and New Homes

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