



Flat 5, 2 Gardner Court Emery Avenue, Gloucester

Gloucester

£175,000

Flat 5

2 Gardner Court Emery Avenue, Gloucester

PRICE REDUCTION!

READY NOW! Stunning BRAND new FIRST FLOOR apartment. Allocated parking space with an ELECTRIC CAR CHARGING POINT. Vinyl flooring to kitchen with integrated electric double oven and hob and washing machine.

Plot 289 is a 2 bedroom first floor apartment situated on the exclusive Earls Park development and walking distance to Gloucester Outlet Village based within Gloucester Docks. This superb property comprises of a kitchen / living room with integrated electric double oven and hob and washing machine, two bedrooms, master with en-suite and a family bathroom. Further benefits include UPVC double glazing, gas central heating, PARKING SPACE with ELECTRIC VEHICLE CHARGING POINT and NHBC warranty. Property for sale through Michael Tuck New Homes in Gloucester.

Management fees: £98.70pcm

NO GROUND RENT

125 year lease

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

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- FIRST FLOOR TWO BEDROOM APARTMENT
- OVER LOOKING WATER FEATURE
- Open plan kitchen and dining area with Juliette



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)





PLOTS 293, 296, 299

Living Area	5903 (max) x 3598 (max)	19' 4" (max) x 11' 10" (max)
Kitchen Area	3048 x 2050	10' 0" x 6' 9"
Bedroom 1	4190 (max) x 2900 (max)	13' 9" (max) x 9' 6" (max)
Bedroom 2	3403 (min) x 1965	11' 2" (min) x 6' 5"

PLOTS 294, 297, 300

Living Area	5990 (max) x 3425 (max)	19' 8" (max) x 11' 3" (max)
Kitchen Area	2913 x 2075	9' 7" x 6' 10"
Bedroom	4190 (max) x 3350 (max)	13' 9" (max) x 11' 0" (max)

PLOTS 295, 298, 301

Living Area	5953 (max) x 2890 (max)	19' 6" (max) x 9' 6" (max)
Kitchen Area	3125 x 2000	10' 3" x 6' 7"
Bedroom 1	4190 (max) x 3100 (max)	13' 9" (max) x 10' 2" (max)
Bedroom 2	4190 x 1835	13' 9" x 6' 0"



EARLS
— II —



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Land and New Homes

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