



Plot 294 Gardner Court, Emery Avenue, Gloucester

Gloucester

£160,000

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Gloucester

BOOK YOUR VIEWING NOW - 01452 726443

Stunning BRAND NEW GROUND FLOOR apartment with parking space, ELECTRIC CAR CHARGING POINT, vinyl flooring to kitchen and integrated electric double oven and hob and washing machine.

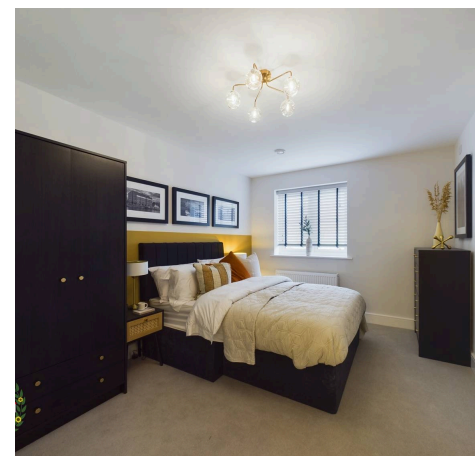
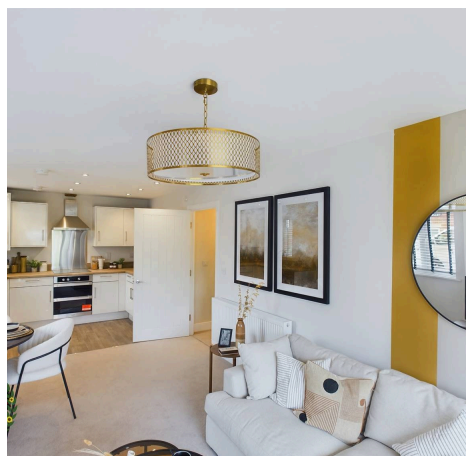
Plot 294A is a 1 bedroom ground floor apartment situated on the exclusive Earls Park development and walking distance to Gloucester Outlet Village based within Gloucester Docks. This superb property comprises of a kitchen / living room with integrated electric double oven and hob and washing machine, double bedroom and a family bathroom. Further benefits include UPVC double glazing, gas central heating, PARKING SPACE with electric car charging point and NHBC warranty.

Earls Park is an exclusive development consisting of 2, 3 and 4 bedroom homes located within walking distance of Ribston Hall High School, The Crypt School, the centre of the historic city of Gloucester and the waterside setting of the Gloucester Quays and docks.

The city is conveniently located for the M5 motorway north and south bound, while Gloucester railway station runs frequent services to Cheltenham, London, Bristol and beyond.

The city is surrounded by areas of outstanding natural beauty including the Cotswolds and The Royal Forest of Dean, ideal for a day out in the countryside with beautiful villages to explore and spectacular walks.

Council Tax Band: TBC



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)



*New Homes
by*



Matthew Homes





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
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MICHAEL TUCK
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