



**Flat 4, Fitzalan House Park Road, Gloucester**

Gloucester

**£125,000**



# Flat 4

Fitzalan House Park Road, Gloucester

We are delighted to bring to the market a GROUND FLOOR Apartment located in Gloucester Town Centre within walking distance of a range of local amenities including Bus and Train station, Supermarket and Gloucester's Historic Docks. Accommodation comprises of Entrance Hall, 14'10 x 13'6 Open Plan Living Area/Kitchen, 13'2 DOUBLE Bedroom and Family Bathroom.

Further benefits include Double Glazing and Gas Radiator Central Heating.

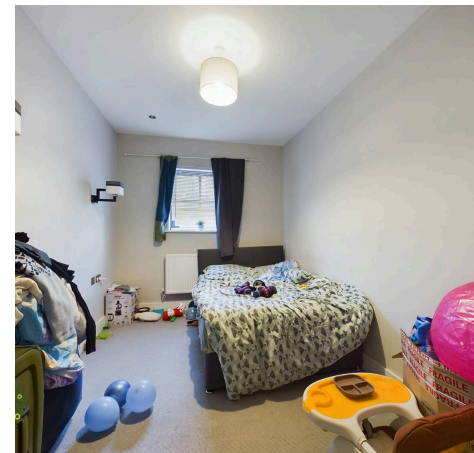
Call 01452 543200 To View

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Double Glazing
- 13'2 Double Bedroom
- Family Bathroom
- Gas Radiator Central Heating
- Energy Rating C76
- Ground Floor Apartment
- Close to Range of Amenities
- 14'10 x 13'6 Open Plan Living Area/Kitchen





### Entrance Hall

### Open Plan Lounge & Kitchen

Dimensions: 14' 10" x 13' 6" (4.52m x 4.11m).

### Double Bedroom

Dimensions: 13' 2" x 8' 6" (4.01m x 2.59m).

### Family Bathroom

Dimensions: 7' 9" x 5' 6" (2.36m x 1.68m).

### Tenure - Leasehold

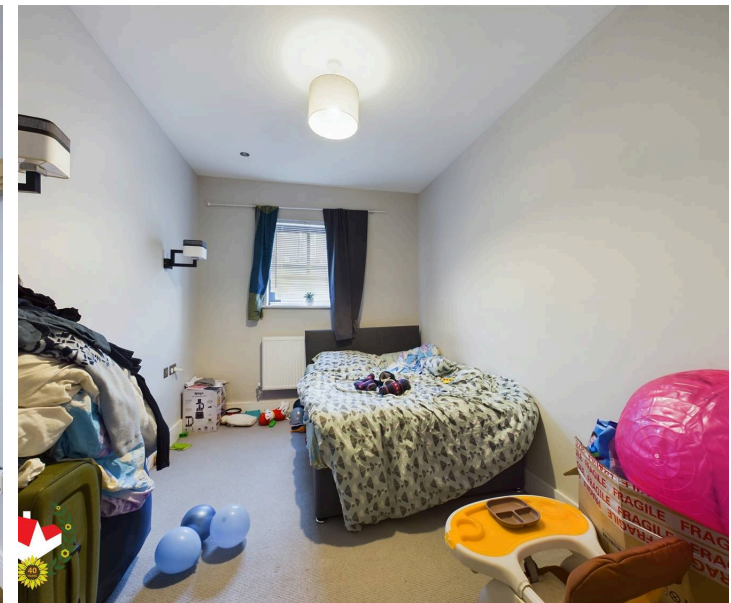
Expiry Date of Lease: 24-12-2143 Ground Rent: £100 Per

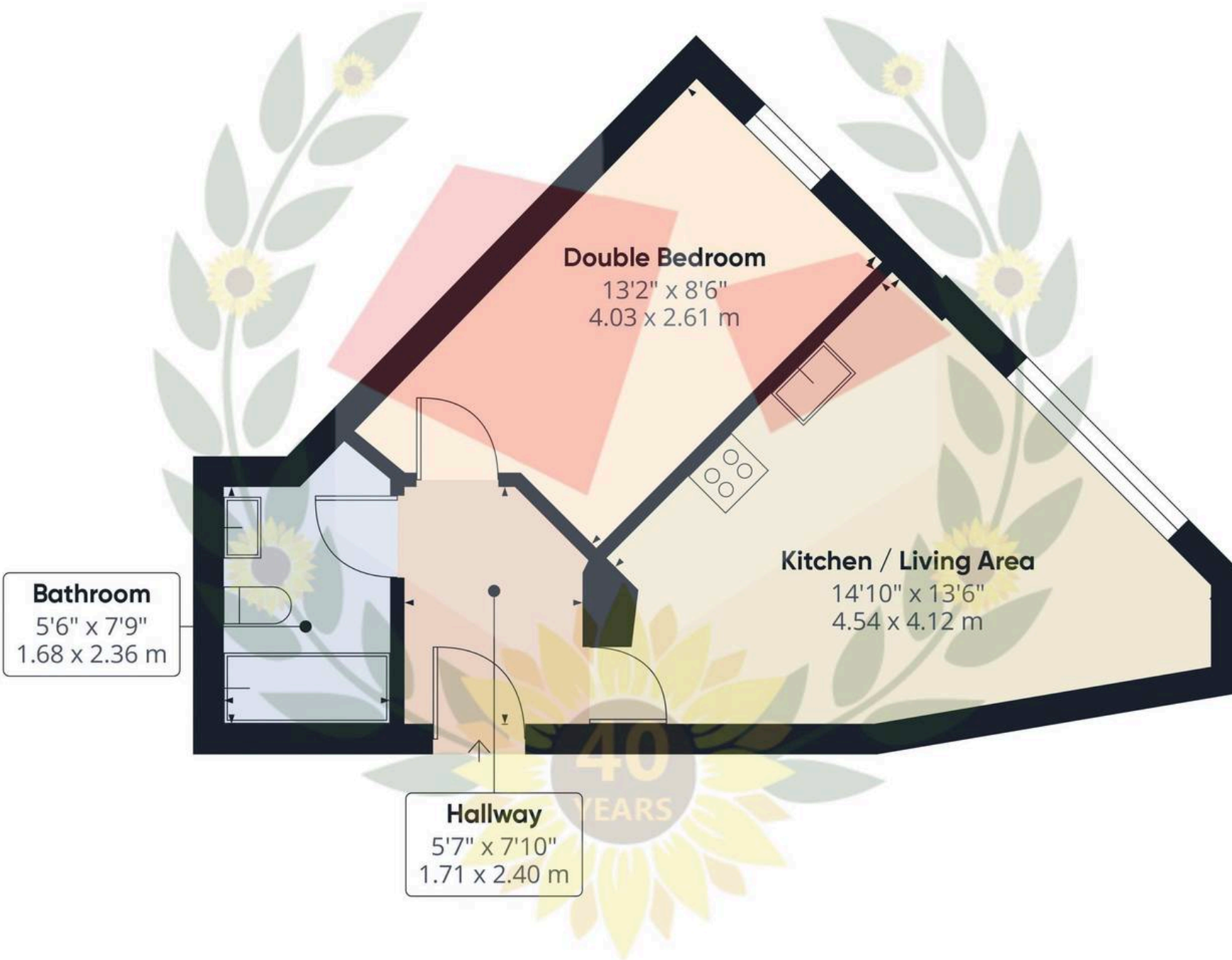
Annum Service Charge: Jan-December 2025 £1345.73

Includes: Communal, Gutter and window cleaning, hygiene services, gate and parking access maintenance, lift maintenance electricity to communal areas, plumbing, heating and drains maintenance, management fees, out of hours service, fire and safety inspections, buildings insurance, engineering insurance and reserve fund

### Additional Information

Gas & Electric - Mains Water & Sewerage - Mains





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

398.8 ft<sup>2</sup>

37.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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