



Gardner Court, Emery Avenue, Gloucester

Gloucester

£185,000

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Gloucester

LAST BLOCK NOW VIEWABLE!!

CALL NOW TO BOOK YOUR VIEWING! 01452 726443

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

Plot 292 is a 2 bedroom second 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.

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.

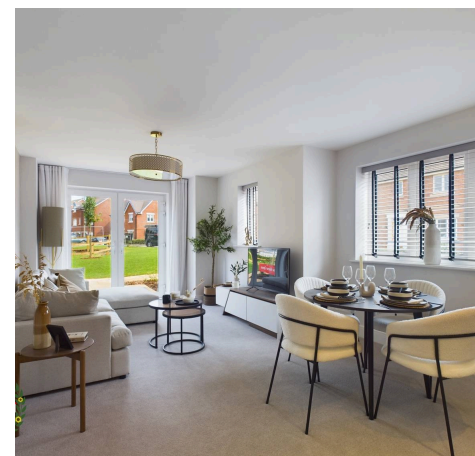
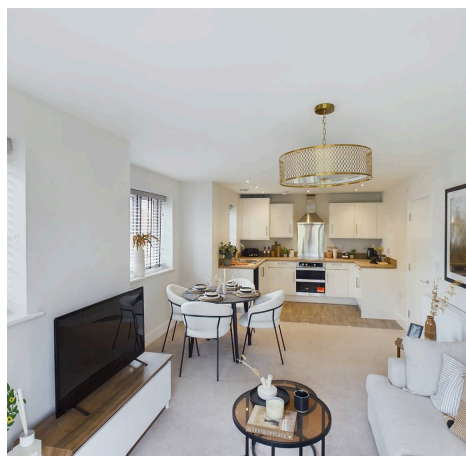
Council Tax Band: TBC

Management fees: £98.70pcm

125 year lease

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

- VIEWS OVER WATER FEATURE
- READY NOW



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 284, 287, 290

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"

PLOTS 285, 288, 291

Living Area	5953 (max) x 3003 (max)	19' 6" (max) x 9' 10" (max)
Kitchen Area	3238 x 2000	10' 7" 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"

PLOTS 286, 289, 292

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"



EARLS
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MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Land and New Homes

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