



**Flat 3, Lock Warehouse Severn Road, Gloucester**

Gloucester

**£160,000**



# Flat 3

Lock Warehouse Severn Road, Gloucester

Two Double Bedroom First Floor Apartment With Lift Access Located Within The Historic Gloucester Docks Advertised With A Tenant In Situ.

The accommodation comprises of; Entrance hall, bathroom, two double bedrooms & open plan kitchen/living area.

Further benefits include; integrated kitchen appliances & off road parking!

Property for sale through Michael Tuck Estate Agents. Approximate potential rental value of £1050pcm , please contact Michael Tuck Lettings in Gloucester for more details.

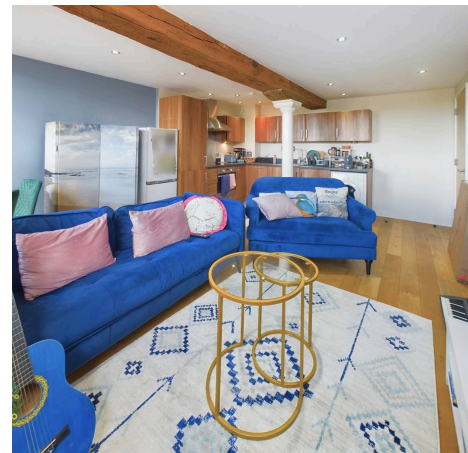
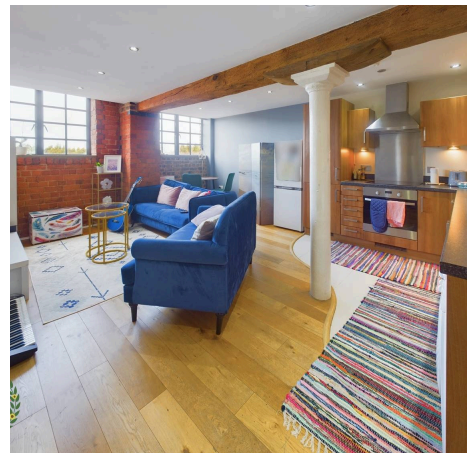
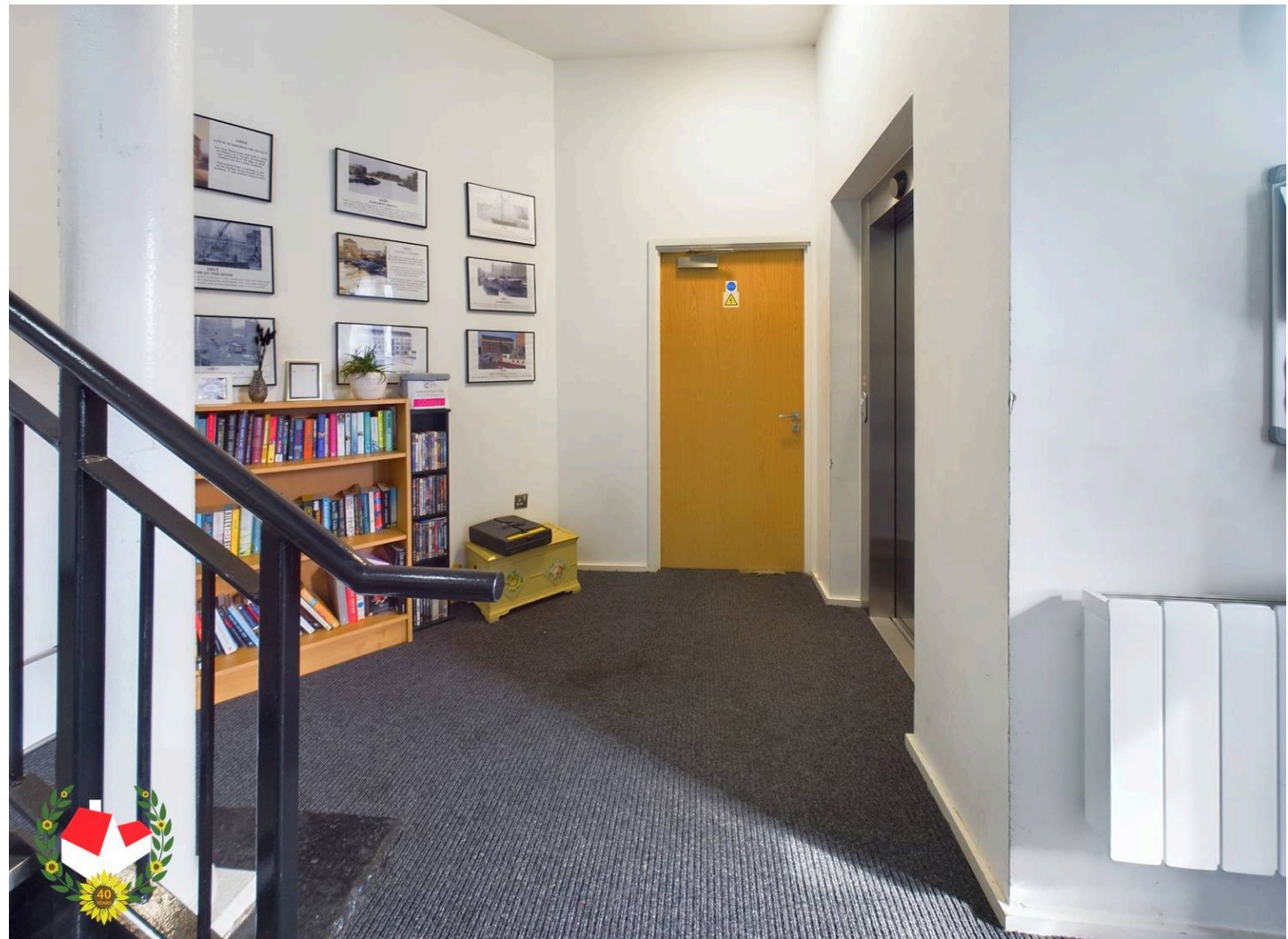
Call us today to arrange your viewing on 01452 543200.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Tenant In Situ
- Potential Rental Income £1050 Pcm
- Open Plan Kitchen/Living Area
- Off Road Parking
- Original Character Features
- Energy Rating D59
- Two Double Bedrooms
- No Onward Chain





## Entrance Hall

## Bedroom 1

Dimensions: 8' 10" x 11' 2" (2.69m x 3.40m).

## Bedroom 2

Dimensions: 11' 1" x 8' 7" (3.38m x 2.61m).

## Bathroom

Dimensions: 7' 8" x 5' 11" (2.34m x 1.80m).

## Kitchen/Living Area

Dimensions: 18' 0" x 14' 2" (5.48m x 4.31m).

## Tenure

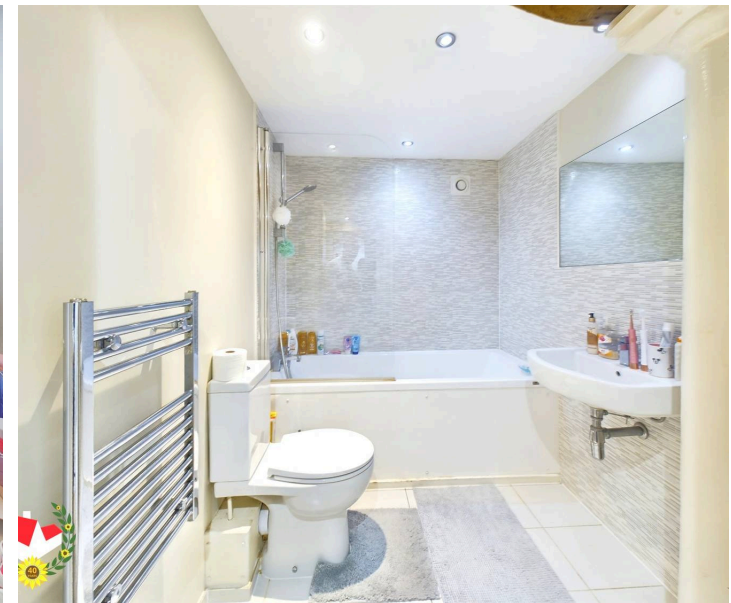
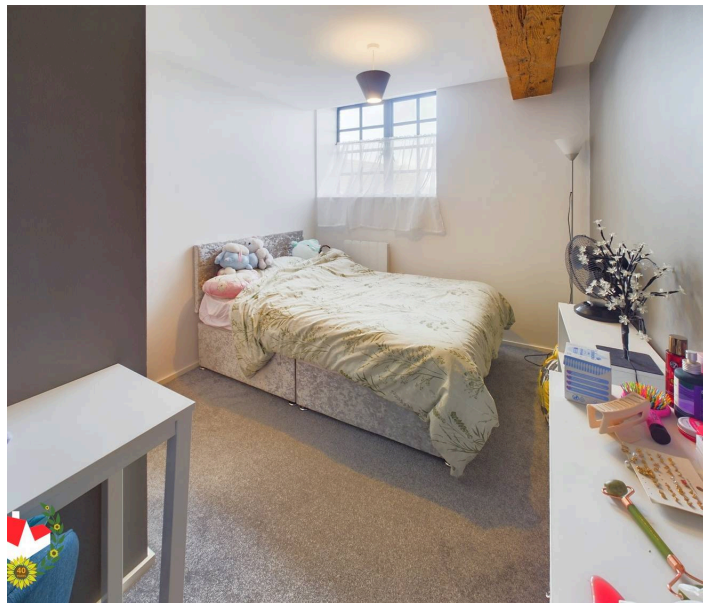
Leasehold- 199 years remaining from 2013 Management Company: Y&Y Management Ltd. Avon House, 2 Timberwharf Road, London, N16 6DB. Annual ground rent of £189.03 payable in half yearly instalments. Annual service charge £2,152.21 paid yearly. Annual car park service charge £900 paid yearly \*Information correct as of 18/11/24\*

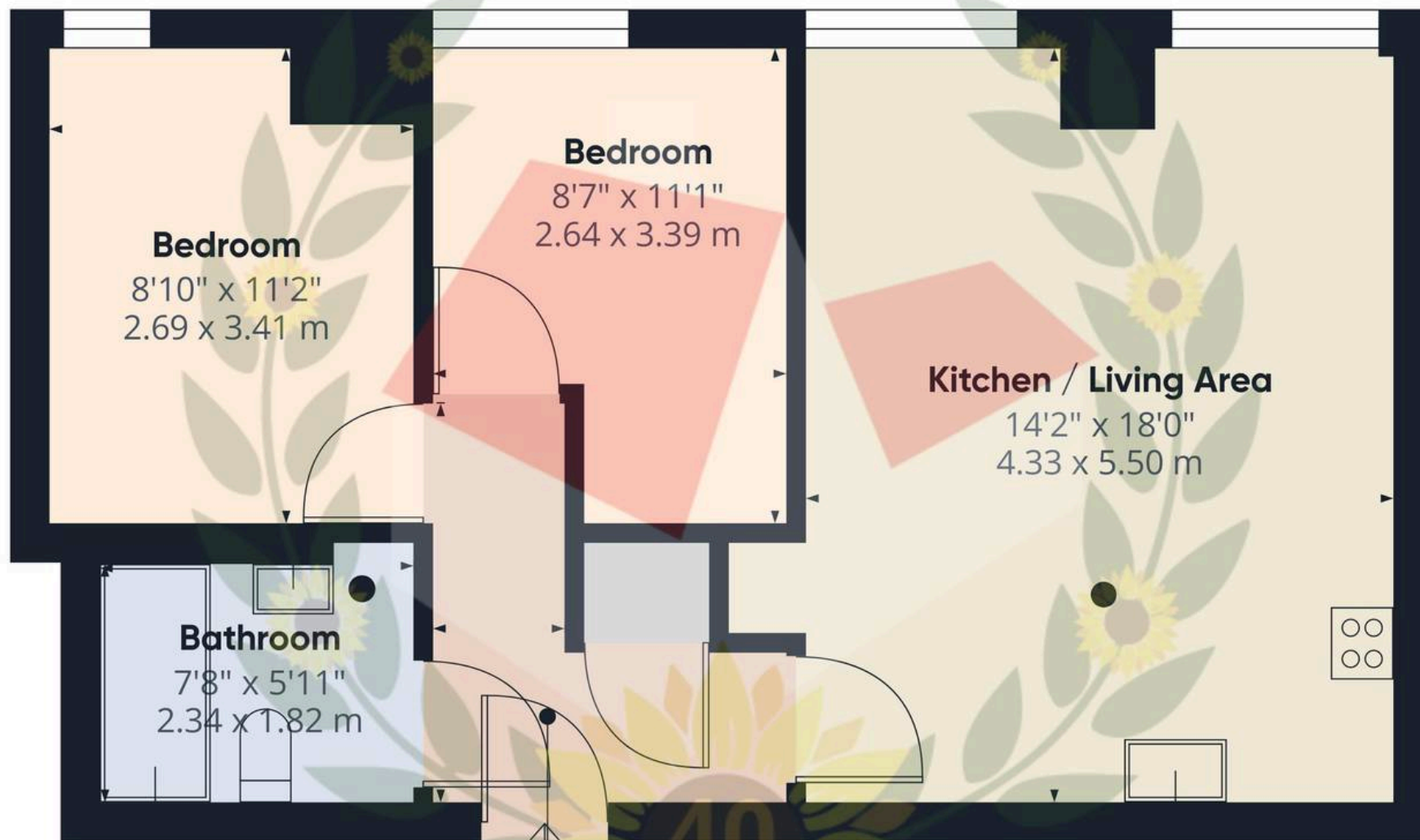
## Additional Information

Additional Information provided by vendor: Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet

## Parking

Located in the the Castlemeads car park the property benefits from a secure parking space which is within a five minute walk from the property.





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

541.1 ft<sup>2</sup>

50.27 m<sup>2</sup>

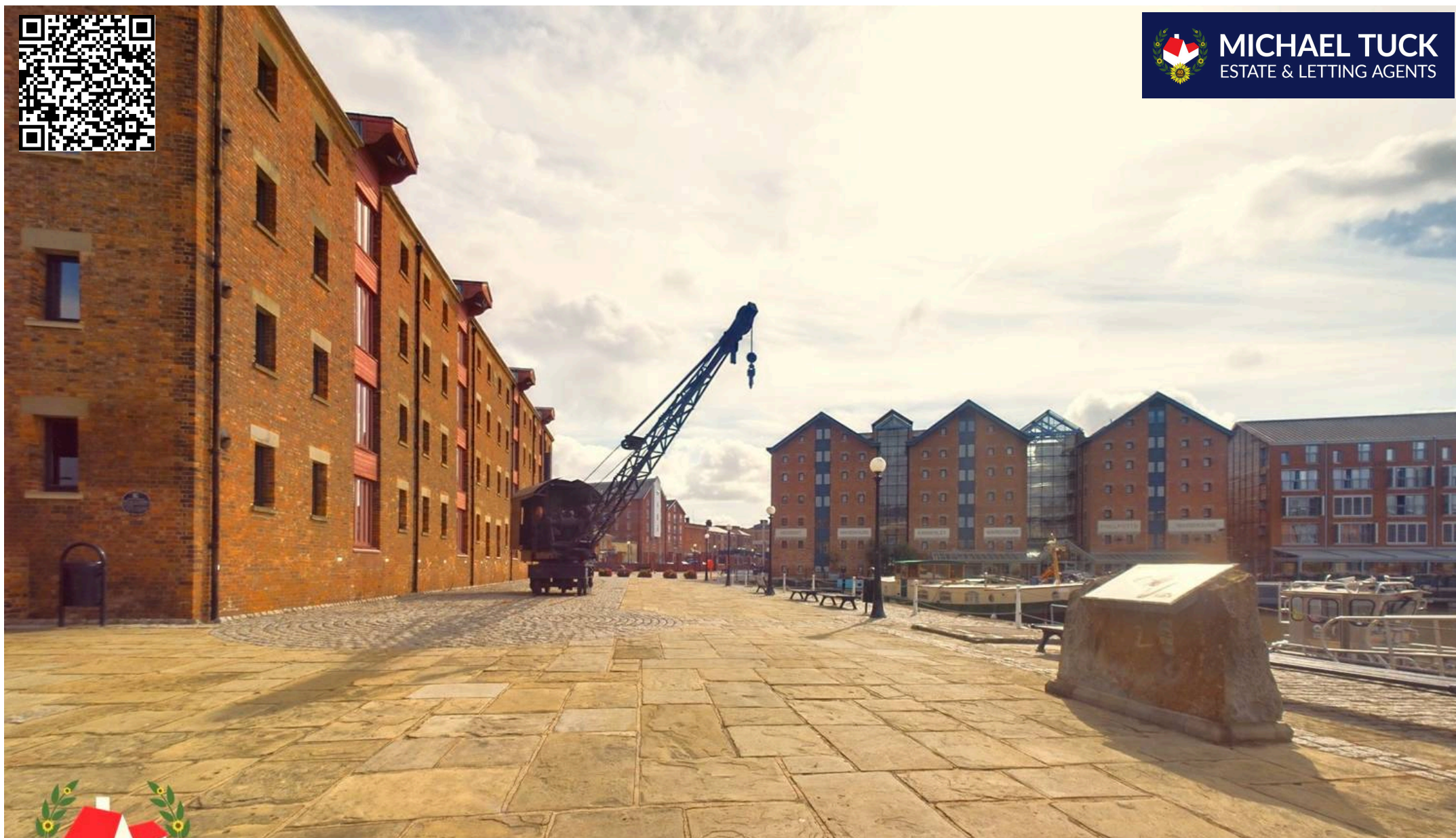
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Michael Tuck Quedgeley

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