



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **Apt 3, Ribston Hall, 15 Spa Road**
Gloucester

£160,000

Apartment 3

Ribston Hall, Gloucester

Michael Tuck Estate Agents are delighted to bring to the market a Two Bedroom GROUND Floor Apartment located within a short walking distance of Gloucester Quays and the Historic Dock.

The property comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms and a Shower room.

Further benefits include electric heating, an allocated parking space & close to local amenities.

An Ideal First Time Buy!

Please call 01452 543200 to arrange your viewing today.

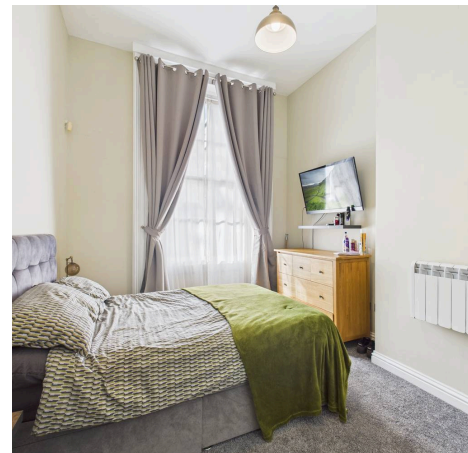
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Ground Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Allocated Parking Space
- Close to Local Amenities
- Easy Access To Gloucester Quays & Gloucester Town Centre
- Ideal First Time Buy
- Energy Rating E



Entry

3' 9" x 3' 3" (1.15m x 0.99m)

Inner Hallway

12' 0" x 4' 0" (3.67m x 1.21m)

Lounge/Diner

18' 10" x 17' 0" (5.73m x 5.19m)

Kitchen

9' 11" x 6' 8" (3.01m x 2.02m)

Shower Room

9' 3" x 5' 10" (2.82m x 1.79m)

Bedroom One

12' 0" x 9' 11" (3.67m x 3.03m)

Bedroom Two

9' 8" x 9' 6" (2.94m x 2.90m)

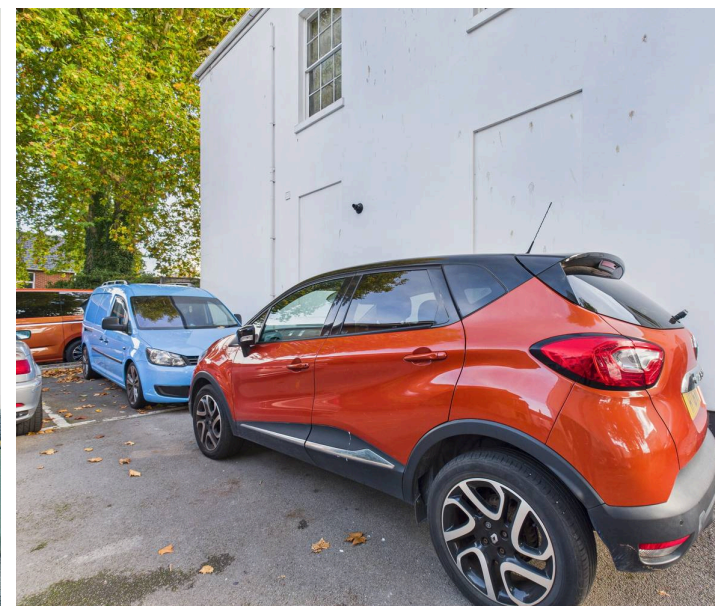
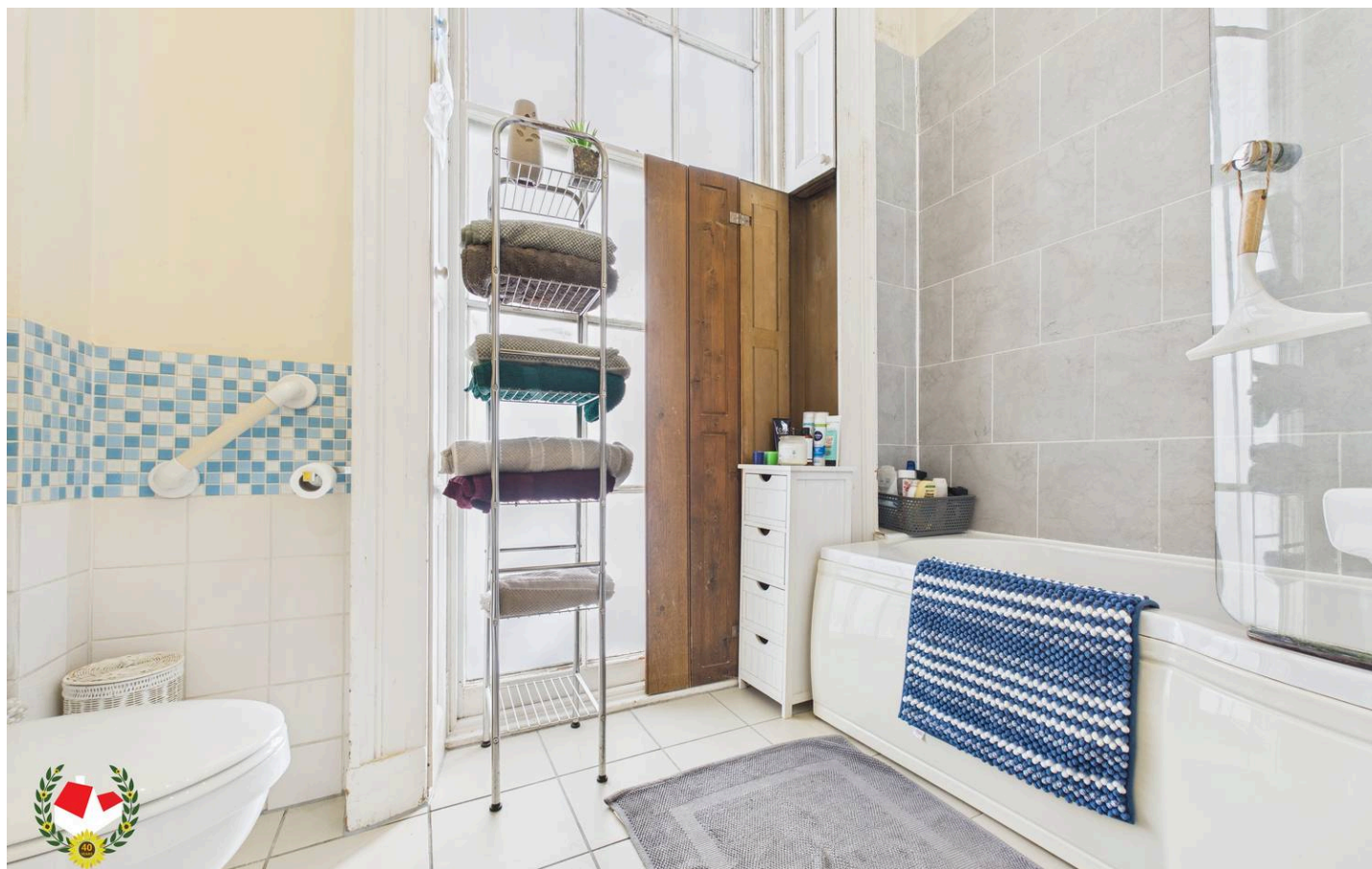
Additional Information

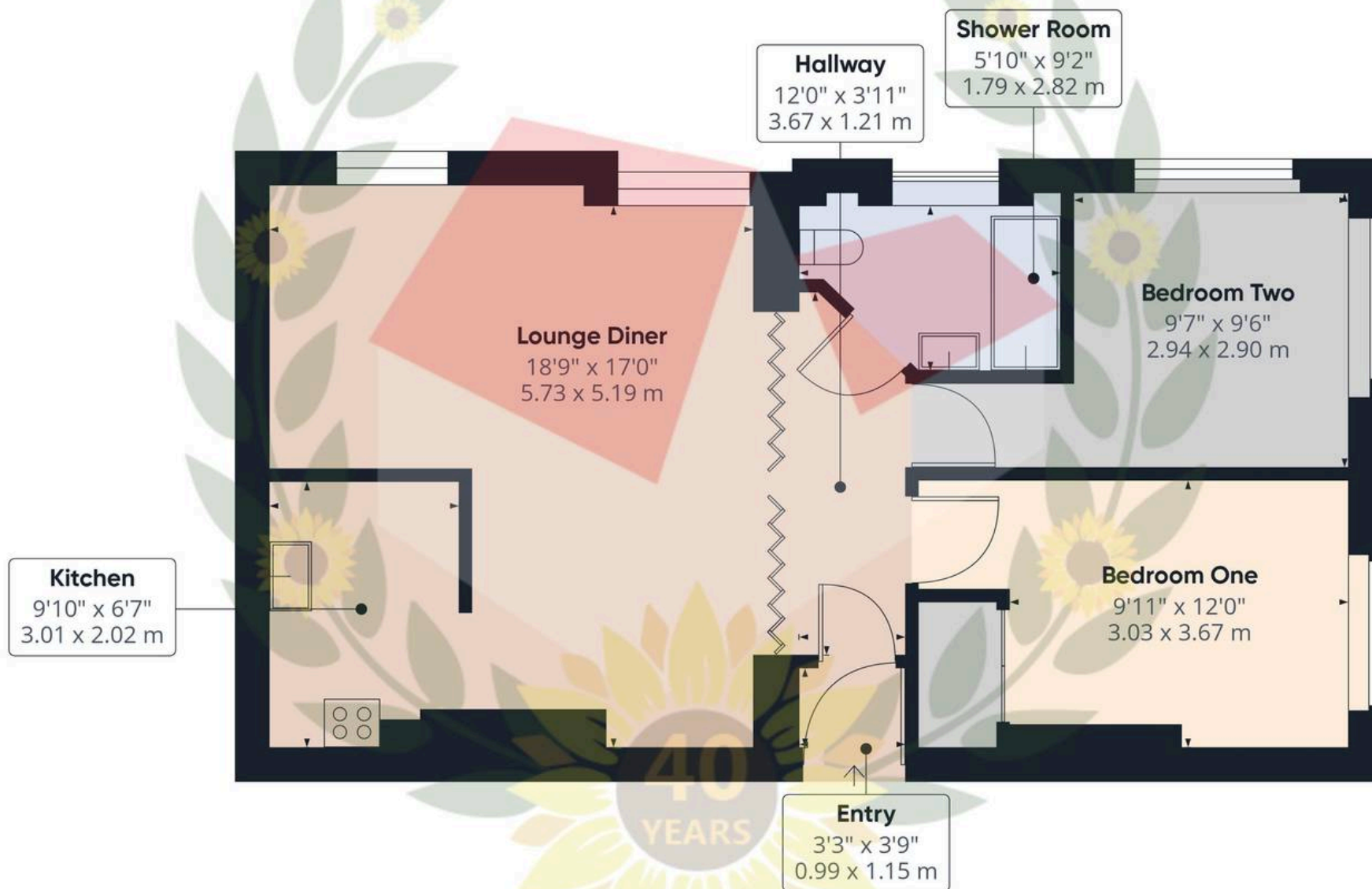
Additional Information provided by vendor:

Utilities • Electricity – mains • Water – mains • Sewerage – mains • Broadband – Fibre to Premises

Lease Information

Expiry Date of Lease: 03/2128; Current Ground Rent: £150 p.a, Rising ground rent every 25 years; Current Service Charge: £2548 p.a; Includes: Communal cleaning, door entry system & security, Fire systems, electricity & repairs, vermin control, bin store, gutter clearance, gardening grounds and tree work. Management Fees, Accountancy & companies house, buildings insurance, reserves. Management Company: CMG Leasehold Management; Freehold owned by: Compton Group





Approximate total area⁽¹⁾

686 ft²

63.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.