



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **5a Stonebrack Piece, Abbeymead – GL4 5TE**

Gloucester

Guide Price **£155,000**

5a Stonebrack Piece

Abbeymead, Gloucester

This beautifully presented TWO-BEDROOM GROUND FLOOR apartment is located in the popular Abbeymead area of Gloucester and is ideal for first-time buyers, downsizers, or investors alike. Recently painted throughout, the property offers GENEROUS living accommodation with excellent NATURAL LIGHT flowing through all rooms, creating a bright and welcoming atmosphere.

The flat features a MODERN, well-appointed kitchen and a good-sized CONTEMPORARY bathroom. The main bedroom is well proportioned with a large, DUAL ASPECT window, and the second bedroom offers fantastic flexible space for a home office or guest room if required.

Further benefits include an ASSIGNED OFF-ROAD PARKING space and access to well-maintained communal outdoor areas. Conveniently situated close to highly regarded local schools, shops, and amenities, the property also enjoys excellent transport links to both Gloucester and Cheltenham, making it perfect for commuters.

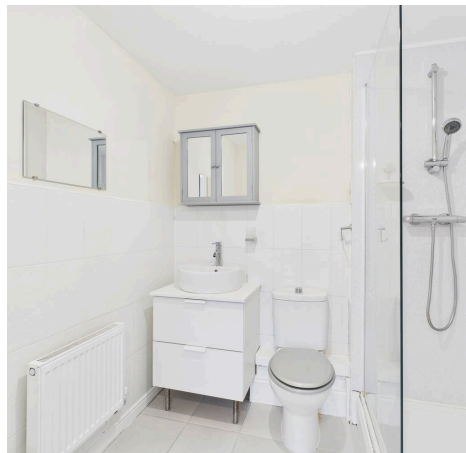
An attractive, move-in-ready home in a sought-after location—early viewing is highly recommended to appreciate the condition and location this excellent property has to offer.

Potential rental value of £995pcm. Please contact Michael Tuck Lettings in Abbeymead on 01452 612020 for further information.

Council Tax band: B

Tenure: Leasehold

- NO ONWARD CHAIN



Hallway

Lounge/Diner

15' 2" x 11' 10" (4.62m x 3.61m)

Kitchen

10' 10" x 5' 0" (3.30m x 1.52m)

Bedroom 1

11' 10" x 8' 4" (3.61m x 2.54m)

Bedroom 2

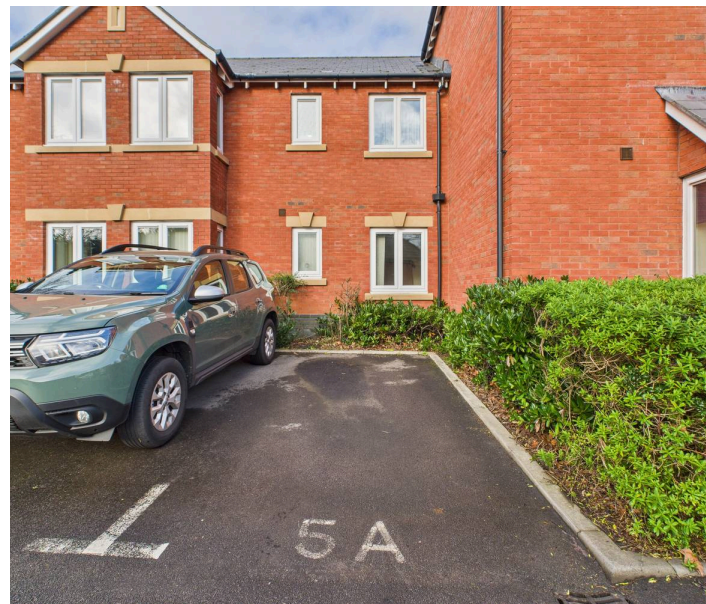
7' 2" x 7' 0" (2.18m x 2.13m)

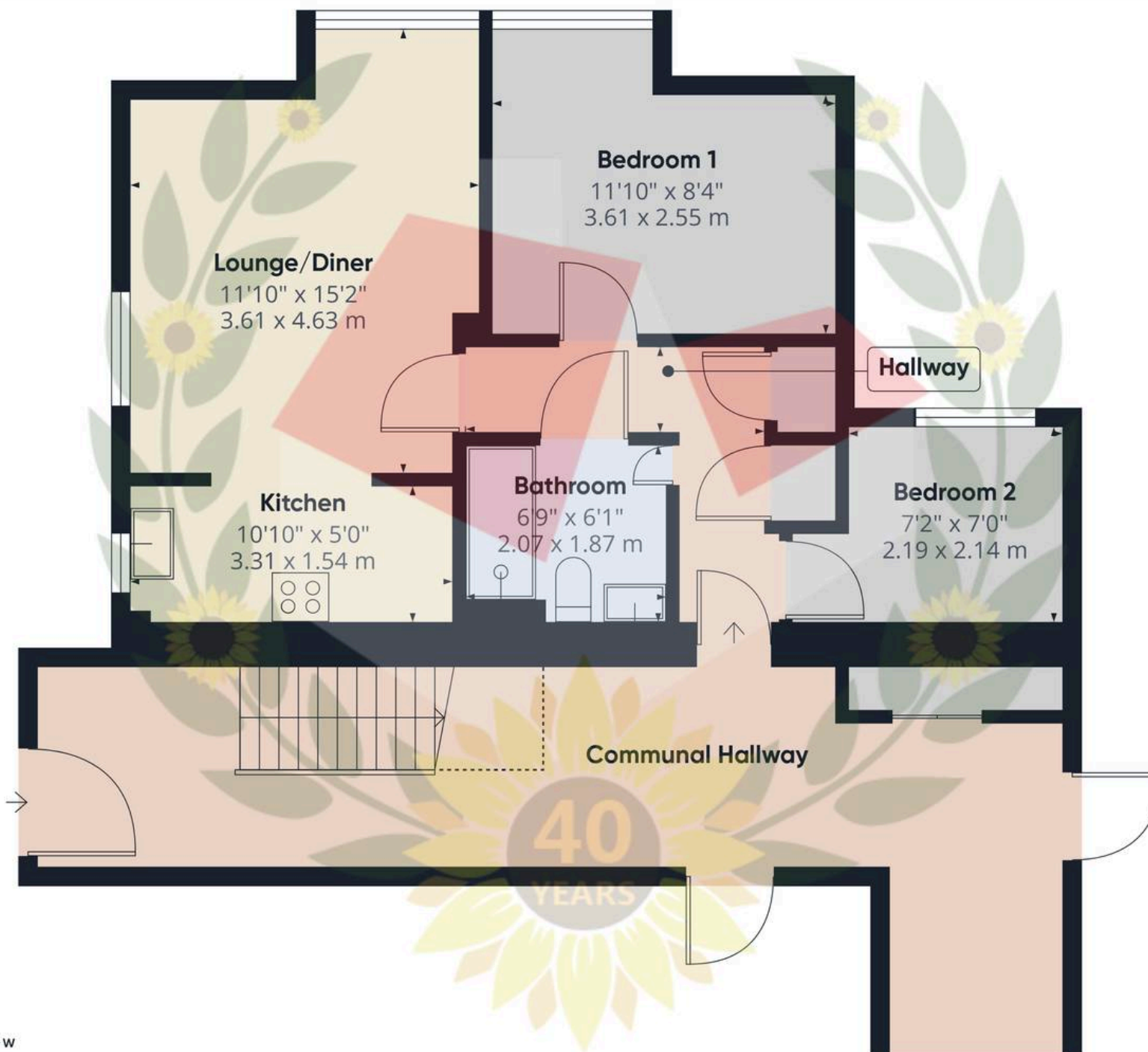
Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Additional Information From Vendor

- Tenure: leasehold. - Lease expiry: 1st January 2131. - Management Company: First Port. - Most recent Service charge on the property: £1756.04, charged in two half-yearly charges of £878.02. - Most recent Ground Rent for the property: £291.42, charged in two half-yearly charges of £145.71. Utilities: Electricity: mains. Water: mains. Sewerage: mains. Broadband: fibre to cabinet





Approximate total area⁽¹⁾

520 ft²

48.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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