



Flat 2, 1 Boscombe Down Kingsway, Quedgeley

Gloucester

Offers Over **£145,000**

Flat 2

1 Boscombe Down Kingsway, Gloucester

Immaculate Two DOUBLE Bedroom Ground Floor Apartment Situated In Kingsway Offering Open Plan Living & Allocated Off Road Parking Space!

The accommodation comprises of; Entrance hall, two DOUBLE bedrooms, bathroom, kitchen & open plan living/dining room!

Further benefits include; Upvc double glazing, gas central heating, communal bin store & bike store, one allocated off road parking space.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £950pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200!

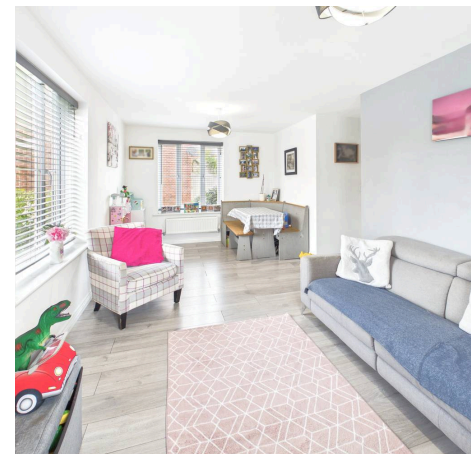
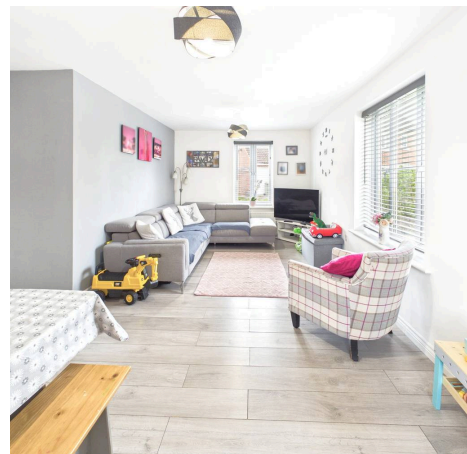
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Ground Floor Apartment
- Two DOUBLE Bedrooms
- Open Plan Living/Dining Room
- Allocated Off Road Parking
- Gas Central Heating
- Close Proximity To M5 Motorway
- Ideal First Buy
- Energy Rating C



Entrance Hall

Living/Dining Room

19' 8" x 9' 10" (6.00m x 2.99m)

Kitchen

Bedroom One

10' 4" x 10' 0" (3.15m x 3.05m)

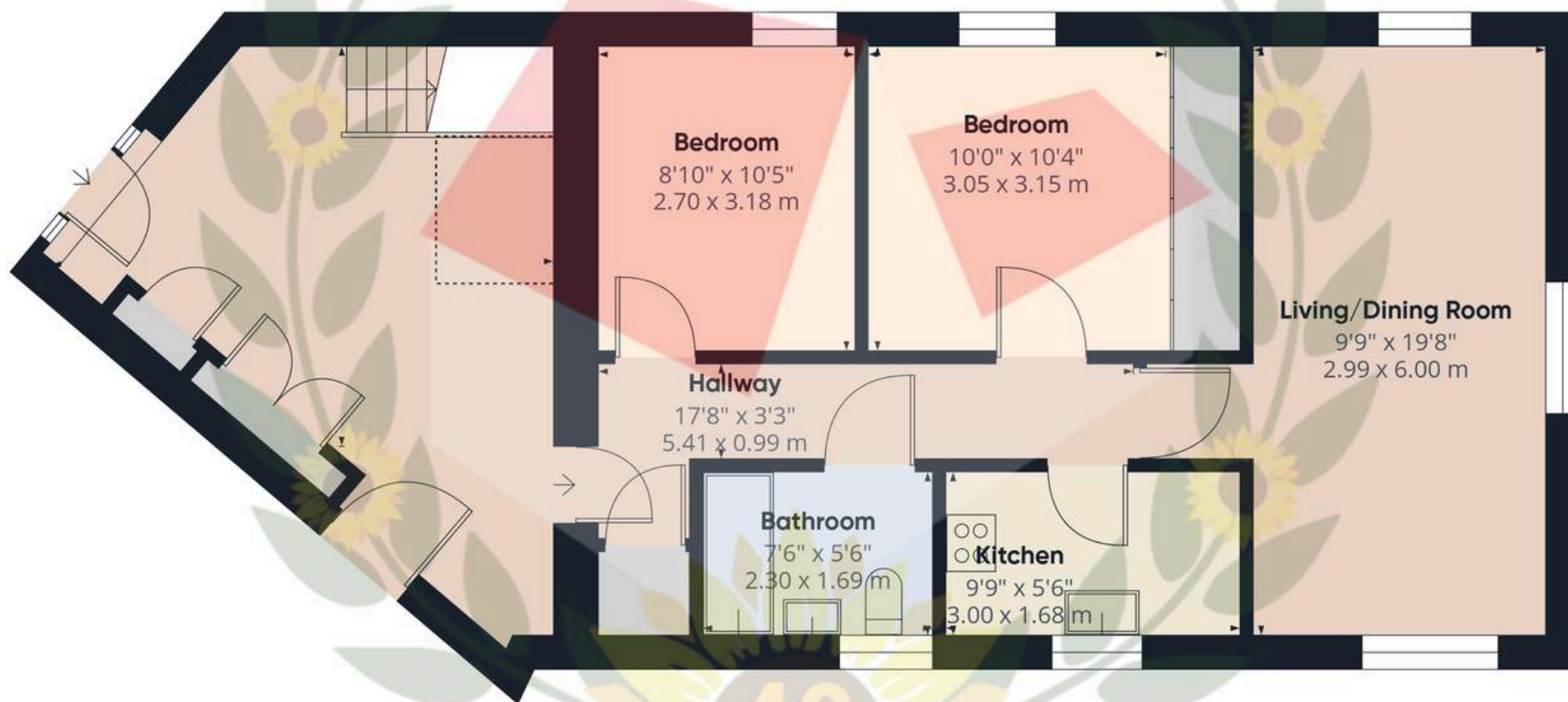
Bedroom Two

10' 5" x 8' 10" (3.18m x 2.70m)

Bathroom

7' 7" x 5' 7" (2.30m x 1.69m)





Approximate total area⁽¹⁾

825 ft²
 76.6 m²

Reduced headroom

16 ft²
 1.5 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.

GIRAFFE 360



40
 YEARS



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