



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**74 Boughton Way, Gloucester – GL4 4PG**

Gloucester

Guide Price **£115,000**

# 74 Boughton Way

Gloucester, Gloucester

One-Bedroom GROUND FLOOR Apartment – QUIET Location with Parking

This WELL-PROPORTIONED one-bedroom GROUND FLOOR apartment offers comfortable, modern living in a QUIET and sought-after location, ideal for first-time buyers, investors, or those looking to downsize.

The property features a BRIGHT AND SPACIOUS open-plan kitchen/diner, creating a welcoming and versatile living space perfect for both relaxing and entertaining. The kitchen is well laid out with AMPLE storage and worktop space.

A separate hallway leads to a GENEROUSLY SIZED double bedroom and a WELL-PROPORTIONED bathroom, both designed for practicality and comfort.

Additional benefits include an ALLOCATED OFF-ROAD PARKING space and a PEACFUL setting, while still being conveniently CLOSE TO LOCAL AMENITIES. The property also boasts EXCELLENT TRANSPORT LINKS, providing easy access to Gloucester and Cheltenham.

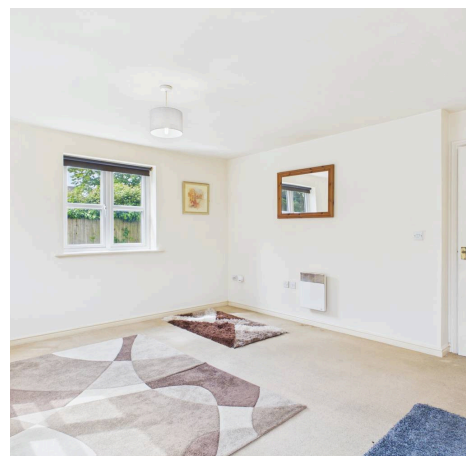
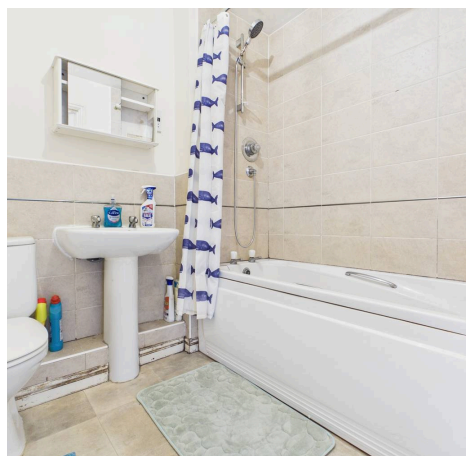
Potential rental value of £850pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Early viewing is highly recommended to appreciate all this property has to offer.

Council Tax band: A

Tenure: Leasehold

- NO ONWARD CHAIN
- OPEN PLAN LOUNGE DINER



## Hallway

## Bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

## Bedroom

11' 1" x 9' 10" (3.38m x 3.00m)

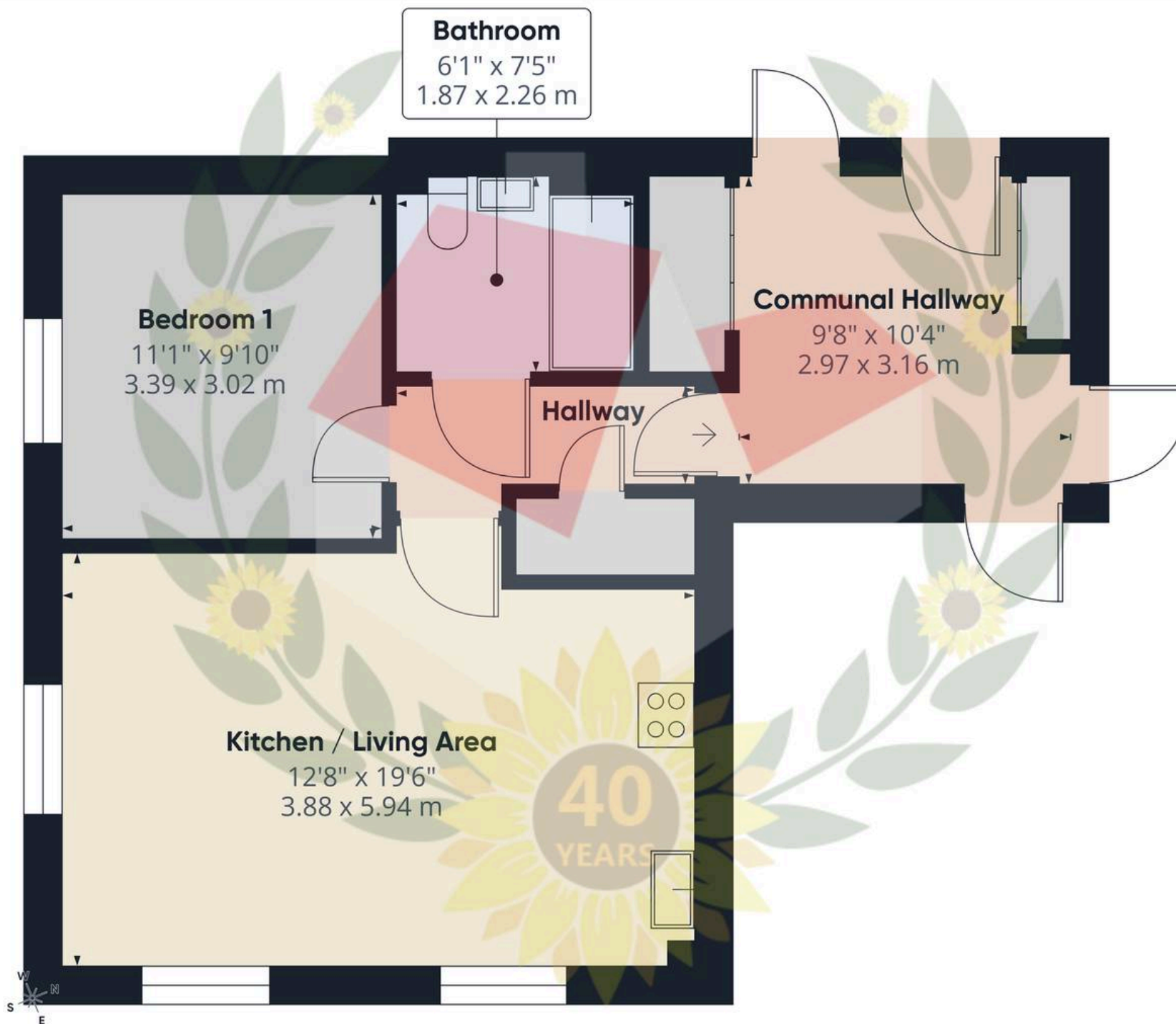
## Kitchen/Living

19' 6" x 12' 8" (5.94m x 3.86m)

## Additional Information From Vendor

Utilities • Electricity – mains • Water – mains • Sewerage – mains • Broadband – Tenure – leasehold • Lease expiry– 1st January 2132 • Current Ground Rent– £250 per annum • Current Service Charge– £1432.92 per annum





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

564 ft<sup>2</sup>

52.4 m<sup>2</sup>

(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

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • [estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://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.