



MICHAEL TUCK
ESTATE & LETTING AGENTS



Flat 5, Berkeley House Falcon Close, Quedgeley - GL2 4LY

Guide Price **£159,995**

Gloucester

Flat 5

Berkeley House Falcon Close, Gloucester

Modern Two Double Bedroom Ground Floor Flat In
Quedgeley With No Onward Chain

A well-presented modern ground floor flat located in the popular area of Quedgeley, offering spacious and contemporary living throughout. Ideal for first-time buyers, professionals, or investors alike.

In brief, the property comprises an entrance hall, a bright and spacious open plan lounge/diner/kitchen, two double bedrooms, and a modern fitted bathroom.

Further benefits include UPVC double glazing, modern gas central heating, integrated kitchen appliances, generous storage space, and off-road parking for two cars.

Potential rental value of £1,100pcm in current condition. Please contact Michael Tuck Lettings in Abbeymead for more details

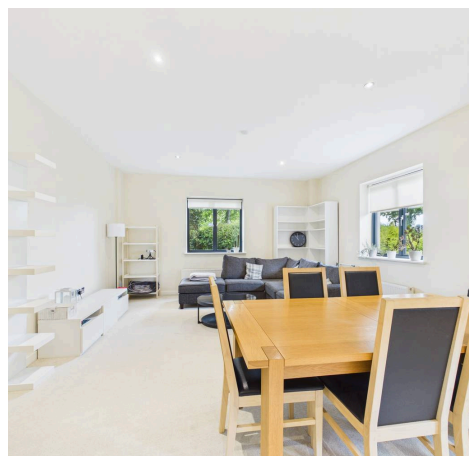
Early viewing is highly recommended.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

Lounge/Diner/Kitchen

24' 6" x 14' 9" (7.47m x 4.50m)

Bedroom 1

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom 2

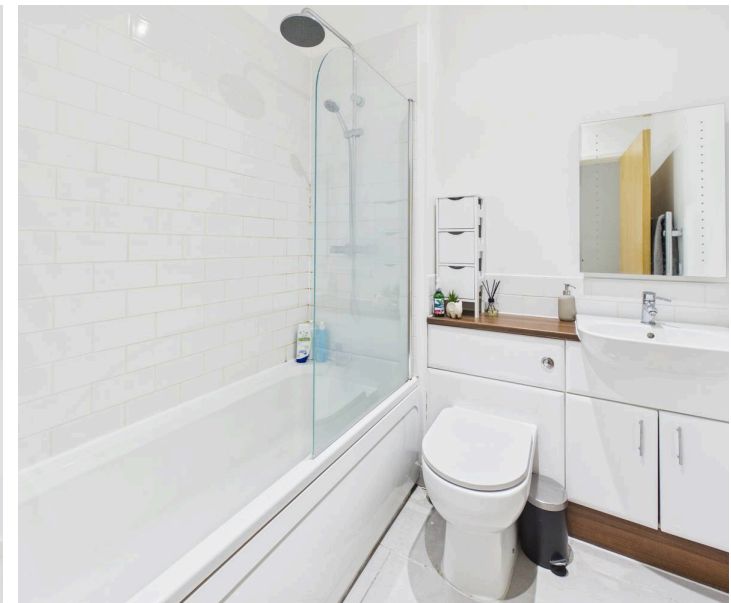
10' 6" x 9' 1" (3.20m x 2.77m)

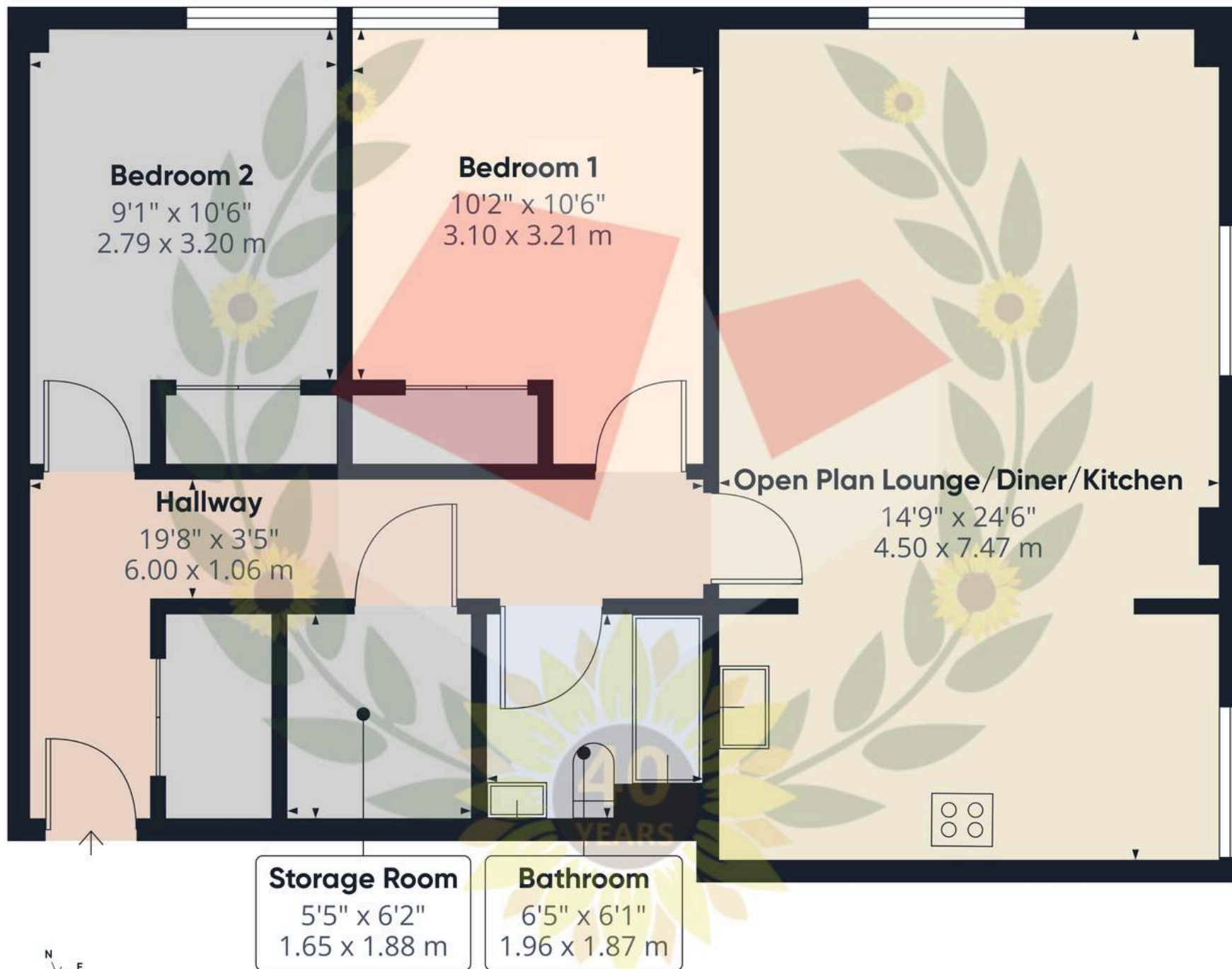
Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)

Tenure/Additional Info

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet • Lease
expiry – 2141 • Current Ground Rent – £250 Per annum •
Current Service Charge – £1,947 Per annum





Approximate total area⁽¹⁾

781 ft²
72.6 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.

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