



Flat F, 25 Lancaster Road, Brockworth – GL3 4FJ

Gloucester

Guide Price **£155,000**

Flat F

25 Lancaster Road, Gloucester

Situated in the POPULAR COOPERS EDGE development, this WELL-PRESENTED TWO-BEDROOM apartment offers SPACIOUS AND LIGHT-FILLED accommodation, making it an ideal first-time purchase, investment opportunity, or home for those looking to enjoy EXCELLENT LOCAL AMENITIES and transport links.

The property boasts TWO GENEROUSLY SIZED BEDROOMS, providing comfortable and versatile living space. A particularly SPACIOUS ENTRANCE HALLWAY creates a welcoming first impression and offers EXCELLENT ADDITIONAL STORAGE potential.

The apartment features a GENEROUS FAMILY BATHROOM complete with a window, allowing for plenty of natural light and ventilation.

At the heart of the home is the IMPRESSIVE OPEN-PLAN LOUNGE /KITCHEN, offering an excellent space for both relaxing and entertaining. With WINDOWS ON TWO ASPECTS, this bright and airy room is flooded with NATURAL LIGHT throughout the day, creating a warm and inviting atmosphere.

Externally, the property benefits from one ALLOCATED OFF-ROAD PARKING space for added convenience.

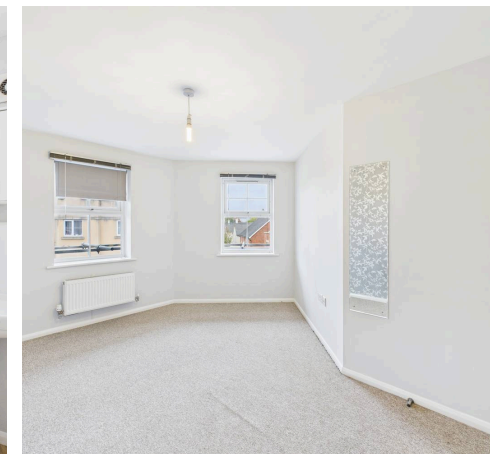
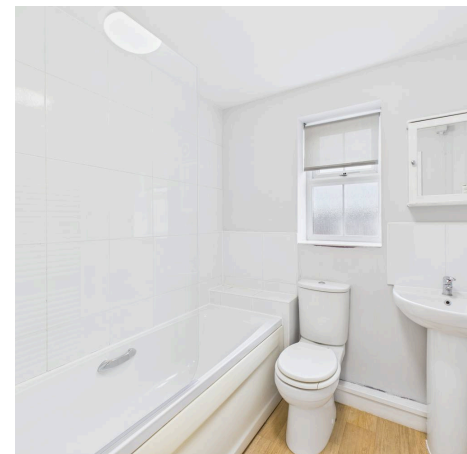
Potential rental value of £925pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Hallway

Kitchen/Lounge

20' 2" x 12' 11" (6.15m x 3.94m)

Bedroom 1

13' 6" x 12' 0" (4.12m x 3.66m)

Bedroom 2

10' 5" x 9' 7" (3.18m x 2.92m)

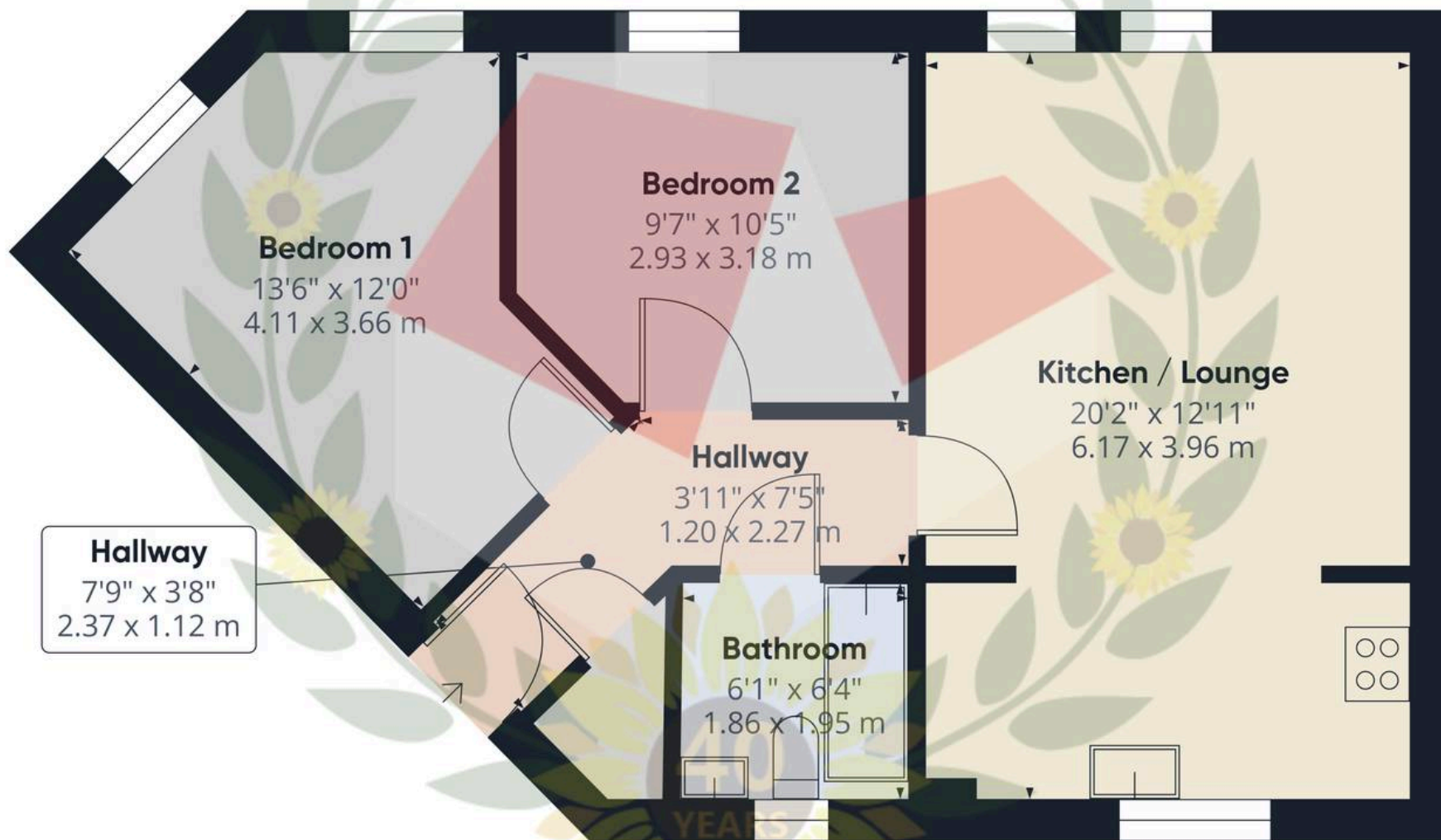
Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Additional Information From Vendor

Utilities • Electricity – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet Tenure – leasehold • Lease 125 years left to run • Current Ground Rent- £174 per annum • Latest Service Charge- £1,887.98 per annum





Approximate total area⁽¹⁾

590 ft²
54.7 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.

GIRAFFE 360



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