



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**Flat 3, 1 Boscombe Down Kingsway, Quedgeley**

Gloucester

Offers Over **£145,000**

# Flat 3

1 Boscombe Down Kingsway, Gloucester

Immaculate Two DOUBLE Bedroom First 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!

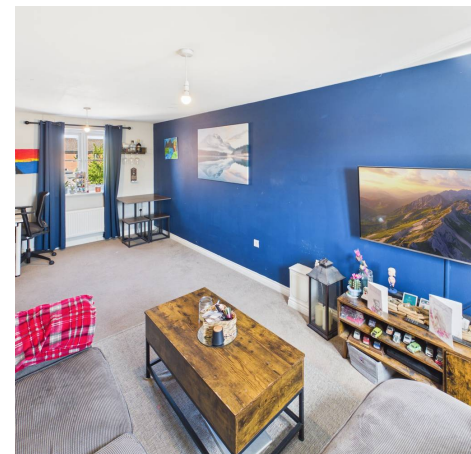
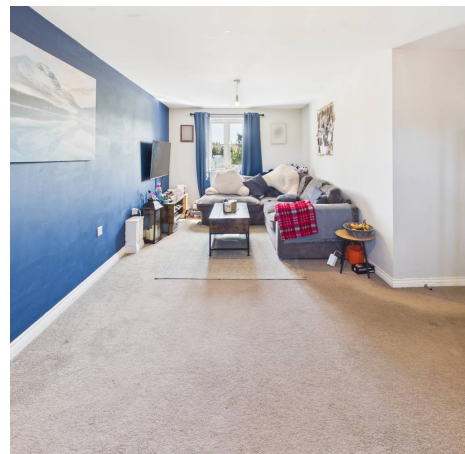
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Double Bedrooms
- Spacious Lounge/Diner
- First Floor
- Immaculate Throughout
- Allocated Parking
- Gas Central Heating
- UPVC Double Glazing
- Energy Rating B



**Hallway**

18' 6" x 3' 5" (5.63m x 1.03m)

**Bathroom**

7' 7" x 5' 8" (2.31m x 1.72m)

**Bedroom**

12' 7" x 10' 6" (3.83m x 3.19m)

**Bedroom**

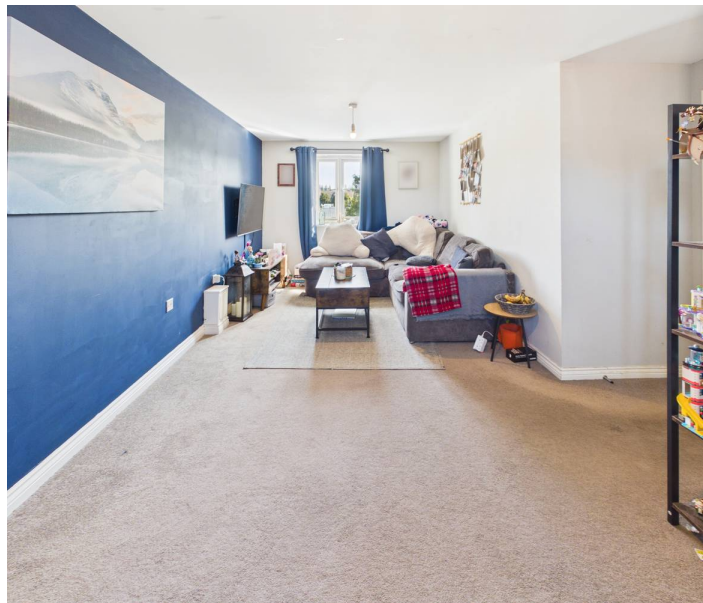
10' 4" x 8' 10" (3.15m x 2.69m)

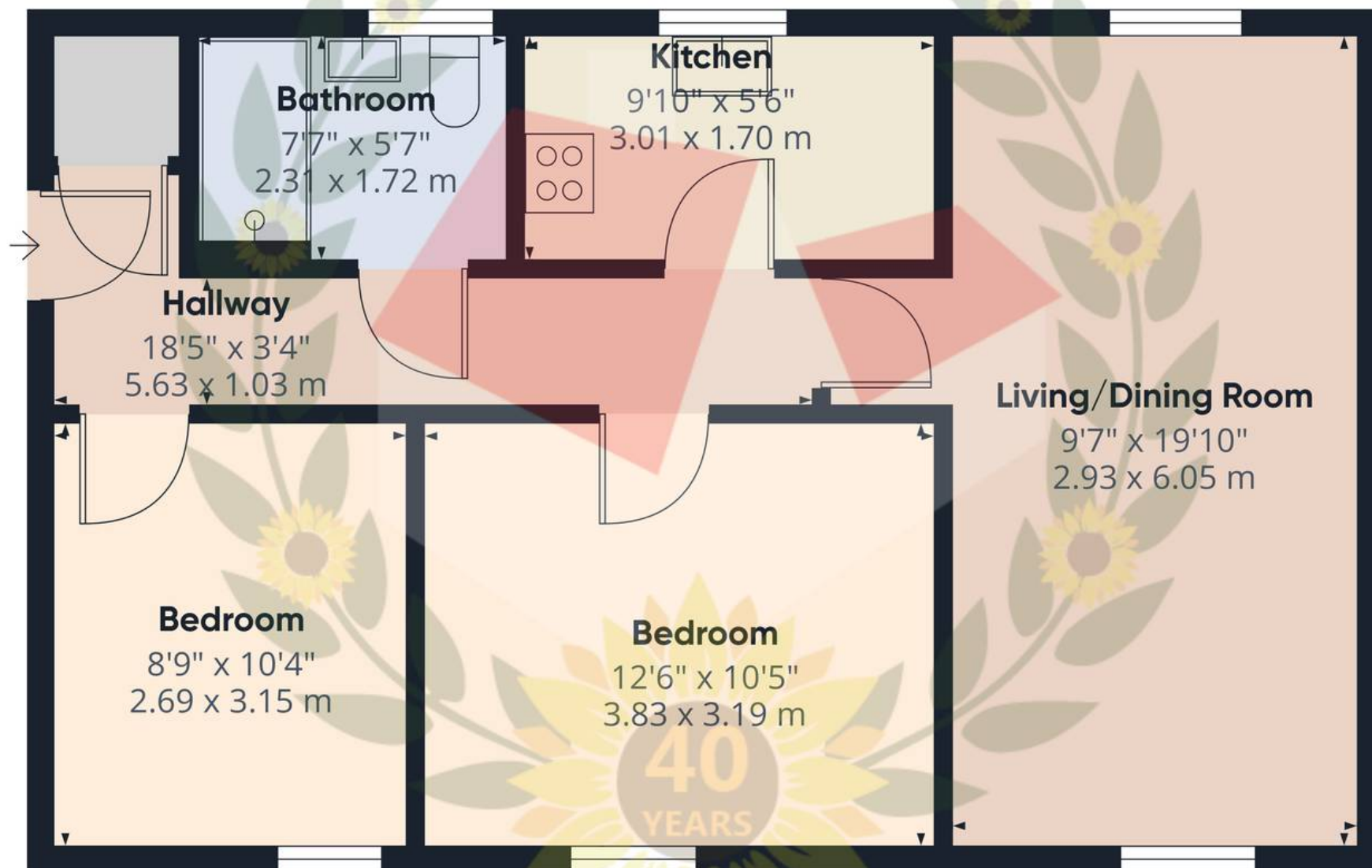
**Kitchen**

9' 11" x 5' 7" (3.01m x 1.70m)

**Living/Dining Room**

19' 10" x 9' 7" (6.05m x 2.93m)





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

612 ft<sup>2</sup>

56.8 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





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# Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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