



Flat 2, 9 Wellingtonia Gardens, Gloucester – GL4 3BZ

Gloucester

£185,000

Flat 2

9 Wellingtonia Gardens, Gloucester

Situated in the POPULAR LOCATION OF BARNWOOD, this well-presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT offers spacious, contemporary living, making it an ideal purchase for FIRST TIME BUYERS and INVESTORS alike.

The property boasts a generous open-plan living space, incorporating a large living area and a CONTEMPORARY KITCHEN, creating a fantastic space for both relaxing and entertaining. There are TWO GOOD SIZE DOUBLE BEDROOMS, with bedroom one benefiting from a GREAT SIZE BUILT-IN WARDROBE, alongside a GOOD SIZE MODERN BATHROOM.

Externally, the property benefits from TWO ALLOCATED PARKING SPACES, adding further convenience.

Ideally positioned close to a range of local amenities, the apartment also benefits from EXCELLENT TRANSPORT LINKS to Gloucester and Cheltenham, with EASY ACCESS TO THE M5, making it a great choice for commuters.

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

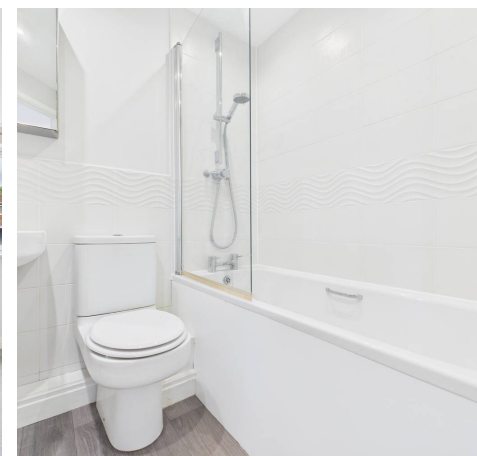
EARLY VIEWING IS HIGHLY RECOMMENDED to appreciate the accommodation and convenient location on offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Living Room

16' 8" x 16' 2" (5.08m x 4.93m)

Kitchen

7' 8" x 7' 3" (2.34m x 2.21m)

Bathroom

6' 3" x 5' 9" (1.91m x 1.75m)

Bedroom 2

10' 9" x 10' 2" (3.28m x 3.10m)

Bedroom 1

12' 11" x 11' 5" (3.94m x 3.48m)

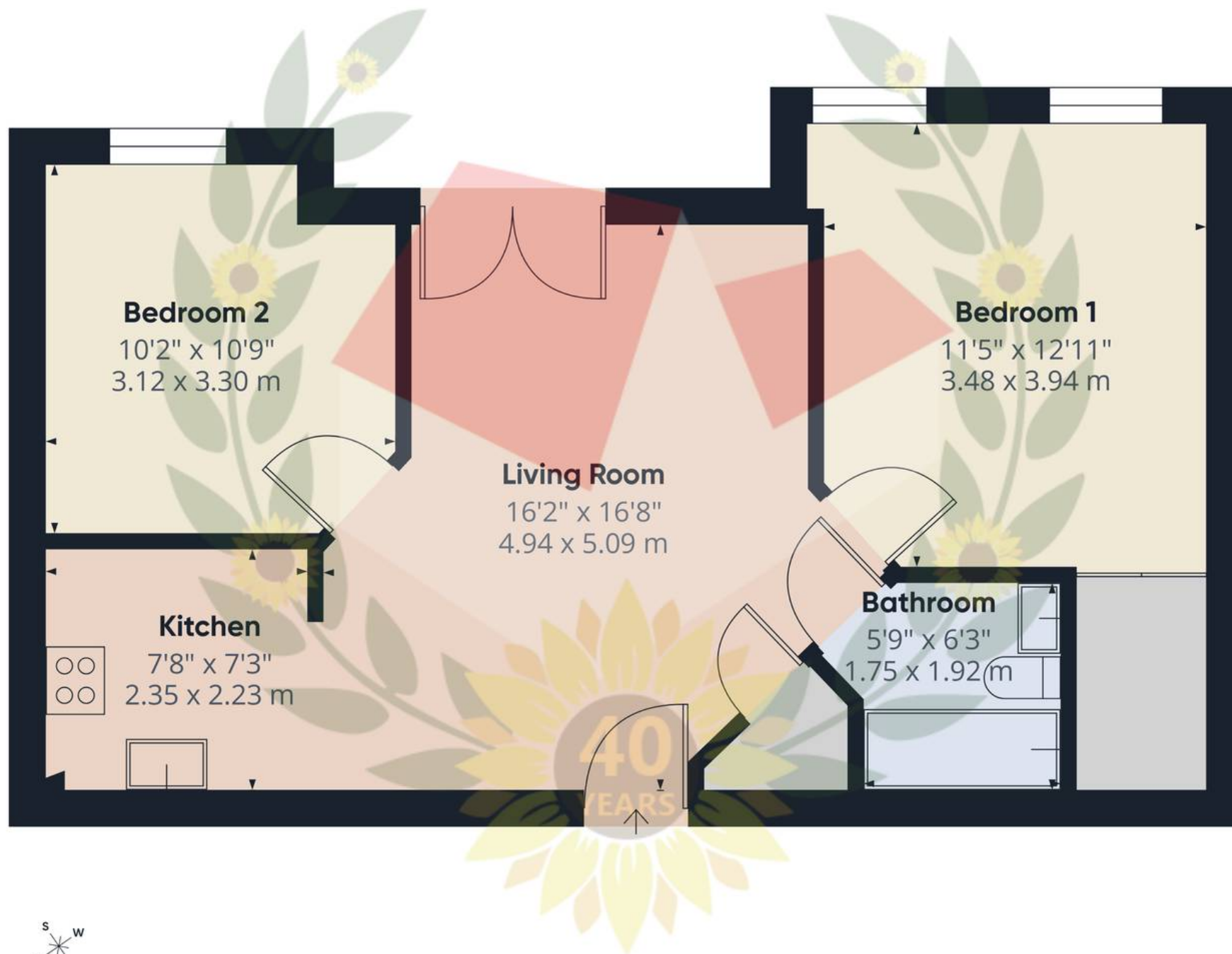
Tenure

Leasehold Length of Lease - 980 Year remaining Ground

Rent - £268.89 Per annum (Reviewed every 10 Years)

Service Charge- £1,103.76 Per annum (Includes Buildings insurance & maintenance)





Approximate total area⁽¹⁾

593 ft²

55 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.

GIRAFFE360



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