



6 SELF-CONTAINED FLATS



2 - 4 Albion Street, Gloucester

Development Opportunity comprising 6 No. one-bedroom flats in need of modernisation throughout.

Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon.

The property is situated on Albion Street which lies to the east of Brunswick Square and provides pedestrian access to Southgate Street. The immediate area is predominantly residential.

It is a short distance from Gloucester Docks and The Quays and Gloucester Cross is approximately ¼ of a mile to the north and the main Gloucester Railway Station and Bus Station are approximately ½ a mile to the northeast.

Description

The property comprises two adjoining three storey residential buildings, both with single storey extensions, containing a single bedroom flat on each floor of painted masonry construction with pitched tiled roofs to the main building and lean-to tiled roofs to the extensions, together with uPVC double glazed windows throughout.

The two ground floor flats are each accessed off a paved side yard and comprise a kitchen, bathroom, living room and bedroom, whilst the four upper floor flats which are accessed off two stair cores (one in each building), have an entrance hall, living room/kitchen, bathroom and bedroom.

Each flat has a similar specification of a mix of carpet or laminate floor coverings, emulsioned walls and ceilings with pendant lights, wall mounted electric points and radiators served in each flat by a gas fired central heating boiler. The kitchens have fitted units with single drainer sink units, tiled splashbacks and white goods appliances. The bathrooms are part tiled and include a WC, wash hand basin and bath.

Accommodation

Approximate gross internal areas

No. 2 Albion Street

Ground Floor Flat	31.81 sq m	(342 sq ft)
First Floor Flat	26.74 sq m	(288 sq ft)
Second Floor Flat	26.74 sq m	(288 sq ft)

No. 4 Albion Street

Ground Floor	31.81 sq m	(342 sq ft)
First Floor Flat	26.74 sq m	(288 sq ft)
Second Floor Flat	26.74 sq m	(288 sq ft)

Total 170.58 sq m (1,836 sq ft)

Planning

Planning consent was granted in 1994 for Internal alterations to existing 5 flats.

The property is not Listed but lies in a Conservation Area.

Council Tax

The flats are listed within Band A for Council Tax purposes.





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Terms

The property is offered freehold with vacant possession.

Price

£340,000.

Energy Performance Certificates

Flat	EPC Rating	Valid until
2A	D63	Feb 2032
2B	C71	May 2031
2C	D67	Oct 2024
4A	D55	Feb 2025
4B	C76	Aug 2020 (expired)
4C	C74	Aug 2020 (expired)

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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