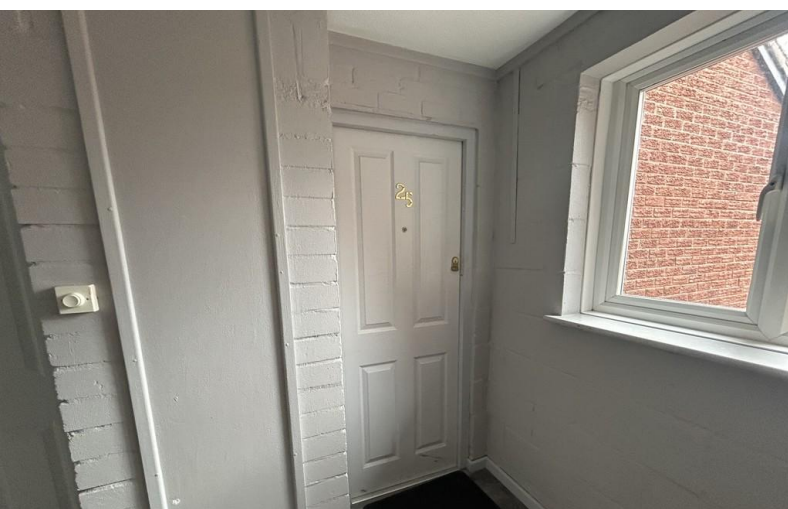


FOR SALE



Melody Way, Longlevens, Gloucester

1 Bedroom, 1 Bathroom, Flat

Asking Price Of £100,000





- First Floor Flat
- 1 Double Bedroom
- Open Plan Kitchen/Living Area
- Electric Heating
- Parking Space
- EPC - D, C Tax - A
- Double Glazing

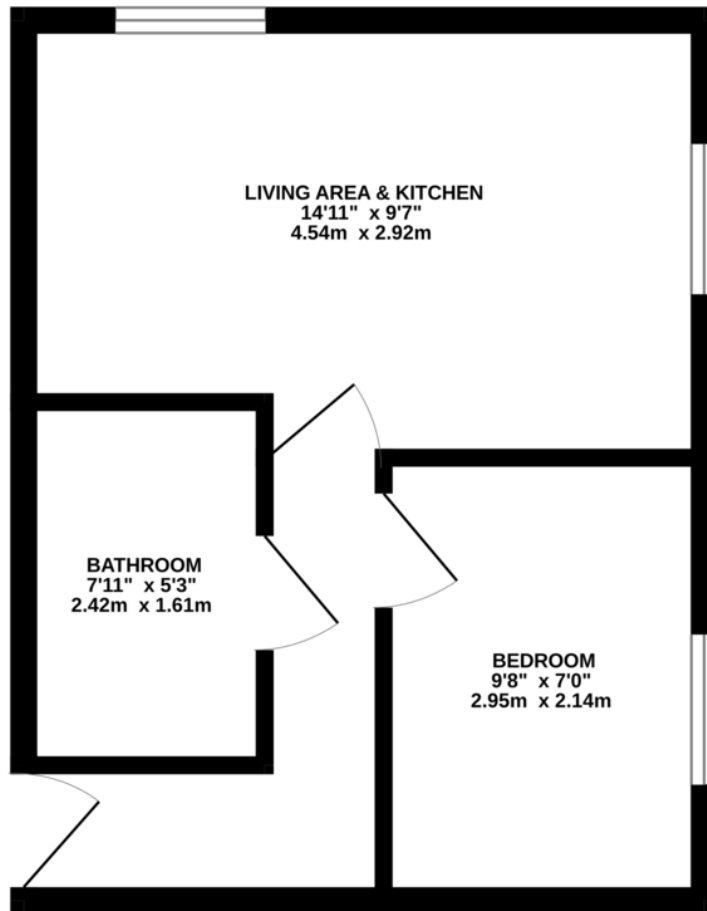
DESCRIPTION

(Being sold with an existing tenant currently paying £550pcm) sought after 1 bedroom first floor flat located in the popular area of Longlevens close to local amenities and providing good access to the M5. The property comprises of one double bedroom, bathroom with electric shower over bath and open plan lounge/kitchen provided with electric cooker. The property has double glazing, electric heating, an allocated parking space and access to communal garden. EPC - D, CTAX -A, Lease 964 approx., service charges apply £840 pa including ground rent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 287 sq.ft. (26.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.