



**Friars Orchard, Gloucester GL1 1GF**

**£220,000**



## Friars Orchard, Gloucester GL1 1GF

- No onward chain
- Immaculately presented throughout
- Three double bedrooms
- Enclosed sun terrace accessed from the first floor lounge
- Secure undercroft parking
- EPC rating B83

**£220,000**

### Accommodation

Enter the property to the ground floor where the open plan kitchen and dining area is located benefiting from integrated gas hob and electric oven alongside plumbing for both washing machine and dishwasher. To the rear of the kitchen, a downstairs w.c is located alongside generous rear entrance hall access to the secure undercroft parking area.

Taking the stairs to the first floor, the light and airy lounge, which in turn opens up to the enclosed sun terrace via French doors, is located alongside the first of the three double bedrooms with large built in storage cupboard.

Continuing up to the second floor, two double bedrooms are located alongside the white suite family bathroom offering shower over the bath.

### Outside

Externally the property boasts a spacious sun terrace accessed via the lounge on the first floor. Laid to patio, the area is an ideal space for alfresco dining and entertaining. The property is completed by secure undercroft parking accessed via code entry or fob with direct access to the property itself available from the parking area.

### Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, this apartment provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

### Local Authority, Services & Tenure

Mains water, drainage and electric.

Gloucester City Council - Tax Band D.

The property is leasehold and the vendors have indicated a remaining lease of 995 years and a service charge of approximately £700 per annum. All costs payable to the management company First Port.

\*Information correct as of 24/11/20\*



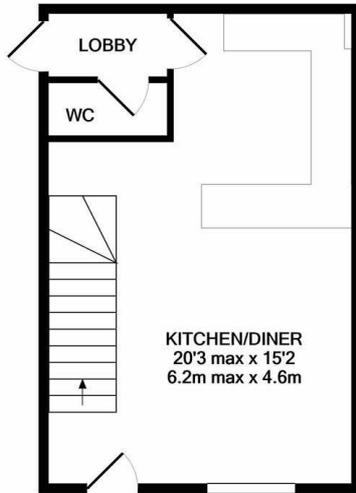
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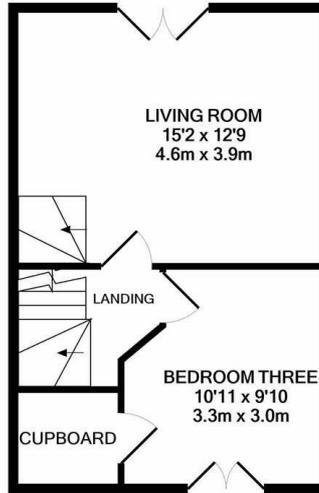
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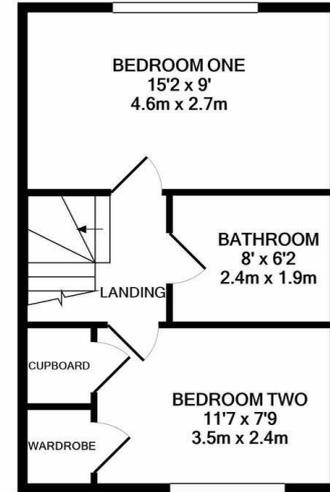




GROUND FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

