



14 Saunders Court, Barnwood Road , Gloucester, GL4 3DT

Offers over £200,000



Exceptional Modern First Floor Apartment – NHBC Guarantees Remaining & Parking

We are excited to showcase this superbly presented first floor apartment, a mere eight years old and maintained in pristine condition. The property boasts a recently refitted en suite and new flooring throughout.

This modern residence is still under the NHBC warranty, providing an additional two of peace of mind. This apartment is ideal for professionals, first time buyers, or those looking to downsize without compromising on quality and location. Given its condition and the features it offers, we anticipate high interest and recommend early viewing.

For more information or to arrange a viewing, please contact Murdock and Wasley directly.



Secure Communal Entrance

Approached via Upvc double glazed front door, intercom system, stairs to first floor, power points, velux window.

Hallway

Open Plan Kitchen/Lounge/Diner

A range of eye & base level units with roll edge work surfaces, sink with drainer and mixer tap over, electric oven with electric hob & hood, integrated fridge/freezer, dishwasher & washer/tumble dryer, power points, appliance points. Space for Dining table and chairs.

Upvc double glazed windows to front, two velux windows, television point, radiator, power points.

Bathroom

Upvc frosted double glazed window to rear, white suite comprising of panelled bath, low level wc & pedestal wash hand basin, tiled flooring, heated towel rail, recessed down lights, extractor fan.

Bedroom One

Two velux windows power points, Tv Point, radiator, built in wardrobes, door to:

En Suite

Bedroom Two

Velux window, radiator, power points.

Outside

One allocated parking space.

Tenure & Charges

Leasehold - 99 years from 2018.
Management Company - Ash & Co
Management - £1000 per annum
Ground Rent - £150.00 per annum
Buildings Insurance - £300.00 per annum

Services

Mains Electricity, drainage, water and underfloor heating.

Local Authority

Gloucester City Council
Council Tax Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW