



25 Buscombe Gardens

Hucclecote, Gloucester, GL3 3QG

£125,000



We are delighted to welcome to the open market this exceptionally presented top floor apartment, ideally located in a highly popular area with a fantastic range of local amenities right on the doorstep, along with excellent transport links to both Cheltenham and Gloucester.

Finished to a high standard throughout, the property offers stylish, low-maintenance living, making it perfectly suited for first-time buyers or investors seeking a move-in ready opportunity.

Further benefits include an allocated parking space, adding both convenience and practicality.



Entrance Hall

Power points, door to storage cupboard, laminate flooring, access to loft space. Doors lead off:

Lounge

Power points, radiator, laminate flooring, side aspect upvc double glazed window. Opening to:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring hob with extractor hood over, space for fridge/freezer and washing machine. Partly tiled walls, Worcester Boiler, vinyl flooring, side aspect upvc double glazed window.

Bedroom

Power points, radiator, fitted wardrobes, side aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over, partly tiled walls, heated towel rail.

Outside

The property benefits from one allocated parking space to the rear.

Tenure & Charges

Leasehold- 999 Year lease from 1992. (965 years left)

Charges are £30 per month.

The management company are the owners of the apartments in the block called 15/25 Buscombe Gardens Management LTD.

Local Authority

Gloucester City Council- Band A

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These 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		
(69-80) C	72	74
(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

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

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