



3 Albion House, 77, Southgate Street, Gloucester, Gloucestershire, GL1 1UJ

£114,950

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Farr & Farr Sales
Lettings 

**3 Albion House, 77, Southgate
Street, Gloucester, Gloucestershire,
GL1 1UJ**

£114,950

This charming one bedroom apartment is available with no onward chain and benefits from a private front door and sits just a stone's throw away from Gloucester Quays having been redeveloped and built in 2017.

Accessed via secure gated parking and with an allocated parking space directly in front of the property, the front door opens into a entrance hall with storage space and through to the cosy kitchen / living room. The modern kitchen is fitted with integrated oven, hob, washer/dryer and fridge/freezer (included in the sale) and opens into the open plan living space which overlooks the private courtyard.

Through the entrance hall, the double bedroom features high ceilings, overlooks the private courtyard and sits adjacent to the shower room with WC, basin and enclosed shower unit.

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ENTRANCE HALL

Front door. Electric central heating radiator. Consumer box. Storage space.

KITCHEN/SITTING ROOM 16' 5" x 11' 5" (5.00m x 3.48m)

Sitting Area : Sash windows to rear. TV and cable points. Telephone point. Rointe digital E Electric radiator. Kitchen Area : Inset single drainer stainless steel sink unit with mixer taps. Wall and base units with worktops. Built-in Lamona four ring electric hob with stainless steel back plate. Cooker hood above with oven below. Built-in fridge/freezer and washing / dryer . Vinyl floor. Inset ceiling spotlights.

BEDROOM 10' 2" x 9' 4" (3.10m x 2.84m)

Rointe digital Electric radiator. Sash window to the rear. TV, cable and telephone points.

SHOWER ROOM

Walk in fully tiled shower cubicle with electric and stainless steel shower with glazed sliding doors. Feature wash hand basin with cupboard below. Low-level WC. Vinyl floor. Inset ceiling spotlights. Extractor fan. Shaver point.

AGENTS NOTE

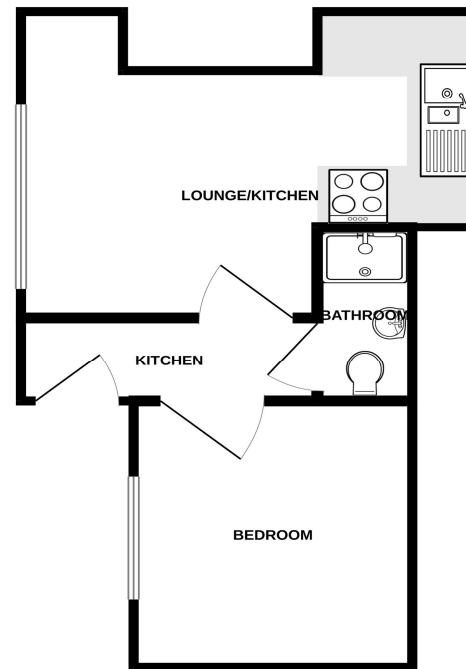
COUNCIL TAX: A
EPC: D-66

Maintenance: £815.98 every 6 months
Car Park: £27.38 every 6 months
Ground rent: £174.25 every 6 months
Lease: The lease has a term of 125 years from 1st October 2016 to and including 30 September 2041.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 270 sq.ft. (25.1 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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