



MICHAEL TUCK

The Agent with 5 star customer service



19 Barnaby Close, Tredworth, Gloucester, GL1 4QD

2 Bedroom Ground Floor Apartment

£117,500

Ground Floor
Open Plan Lounge/Kitchen
Modern Bathroom
Gas Radiator Heating
UPVC Double Glazing

Allocated Parking
No Onward Chain
Energy Rating TBC

01452 543200

Michael Tuck Quedgeley

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Quedgeley

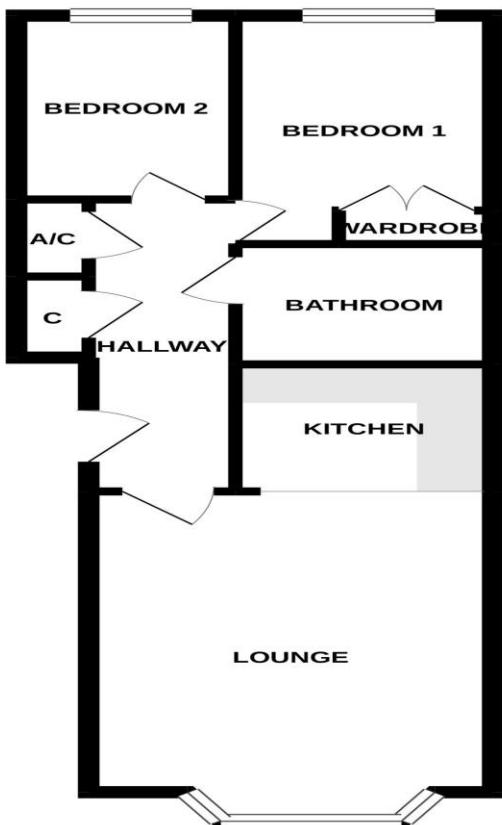
Sales 01452 543200

Lettings 01452 541561





GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TWO BED MAISONNETTE

TOTAL FLOOR AREA : 456 sq.ft. (42.4 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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Entrance Hall

Doors to rooms; radiator; security entrance phone; recessed storage cupboard; double recessed storage cupboard housing wall mounted "Worcester 28si" combination boiler

Open Plan Lounge/Kitchen 22' 8" x 10' 7" (6.90m x 3.22m)

Lounge Area

UPVC double glazed "Bay" window to front aspect; power points; telephone point; television point; radiator; open to:

Kitchen

Modern fitted kitchen comprising range of eye and base level units with rolled edge worksurfaces over; built in stainless steel double oven and four ring gas hob; overhead extractor fan; space for fridge freezer; stainless steel sink drainer unit with inset mixer taps; tiled splashbacks; power points

Bedroom One 14' 0" x 8' 4" (4.26m x 2.54m)

UPVC double glazed window to rear aspect; built in double wardrobes; power points; television point; radiator

Bedroom Two 10' 5" x 6' 0" (3.17m x 1.83m)

UPVC double glazed window to rear aspect; power points; telephone point; radiator

Outside

Communal Gardens and ALLOCATED PARKING space to the front

Tenure

Leasehold

Lease

125 years from 2006

Ground Rent

£50 per year

Maintenance Charges

£346 per year (includes buildings insurance, maintenance of communal grounds; communal areas and window cleaning)

DRAFT DETAILS – AWAITING APPROVAL

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Selling?

Call us for a free no obligation valuation. Selling property in your area since 1983!

Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them if you decide to use them for your mortgage.