



**Boughton Way, Coney Hill, Gloucester,
GL4 4PG**

Leasehold

£145,000

70 Boughton Way, Gloucester, Gloucestershire, GL4 4PG

£145,000

Leasehold. Council Tax Band B



2 Bedrooms



1 Bathrooms



1 Receptions

Features

- * NO ONWARD CHAIN
- * ALLOCATED PARKING SPACE
- * PERFECT FIRST TIME BUY OR INVESTMENT
- * GROUND FLOOR
- * OPEN PLAN LIVING SPACE
- * IMMACULATE THROUGHOUT
- * CLOSE TO AMMENITIES
- * EPC C COUNCIL TAX B

Michael Tuck Estate and Letting Agents

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The Property

*** NO ONWARD CHAIN, TWO BEDROOM GROUND FLOOR FLAT, ALLOCATED PARKING ***

Two bedroom ground floor flat with off road parking is offered to the market with NO ONWARD CHAIN and boasts easy access to local amenities and bus routes . Perfect for first time buyers or will make a great investment!

Internally the property consists of; Lounge/diner, kitchen, bathroom, and 2 bedrooms. Externally the property consists of; Allocated off road parking, communal garden and bike shed.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £825pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

Addition information from vendor

Tenure (if leasehold)

- Lease expiry – 01.01.2132
- Current Ground Rent - £250 Per Annum
- Is it a rising ground rent - Next Increase £350 per Annum in 2027
- Current Service Charge - £1,453 Per Annum

Entrance Hallway

Lounge/Diner 15' 4" x 14' 11" (4.67m x 4.54m)

Kitchen 7' 4" x 8' 10" (2.23m x 2.69m)

Bathroom 7' 1" x 6' 3" (2.16m x 1.90m)

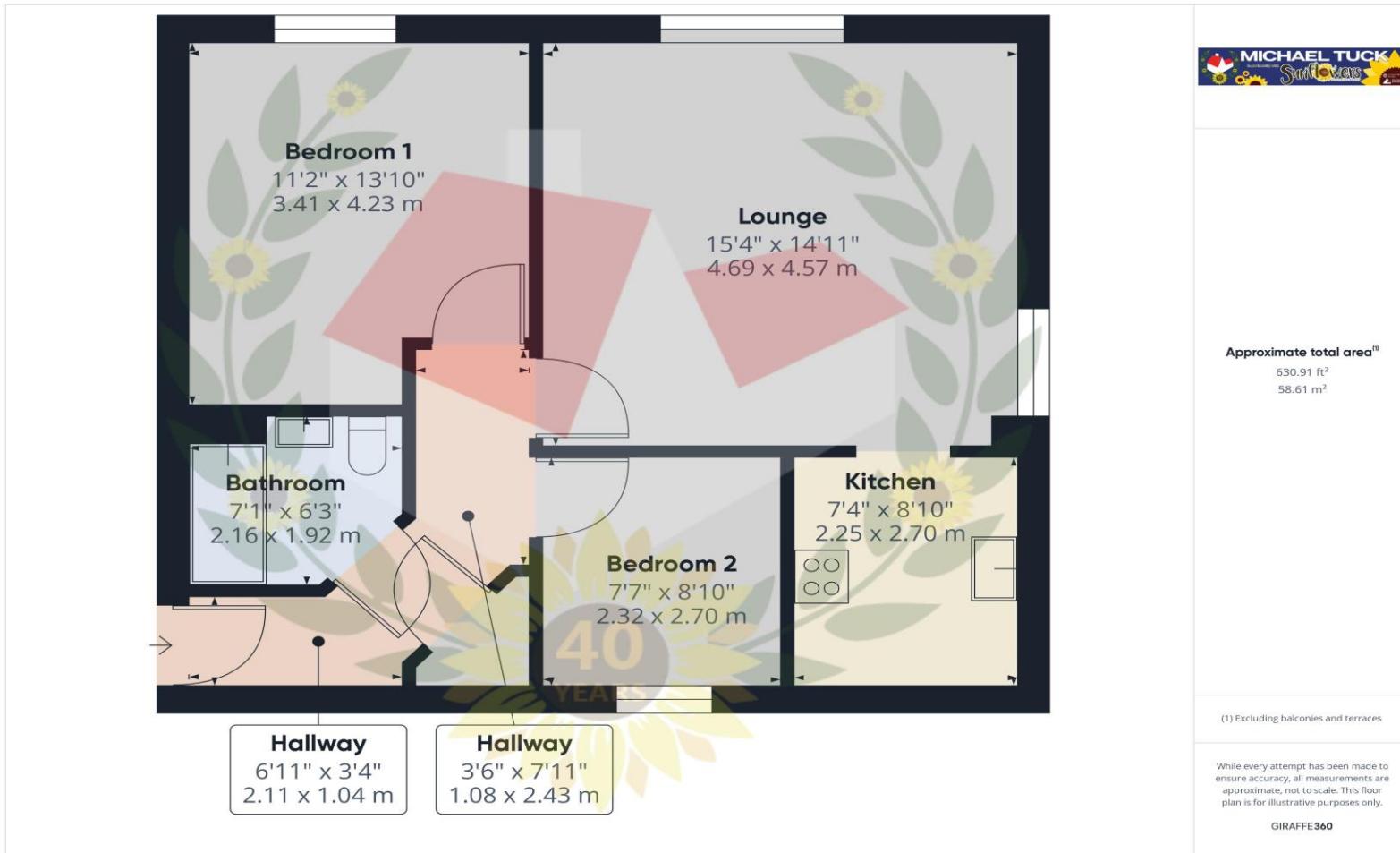
Bedroom 1 11' 2" x 13' 10" (3.40m x 4.21m)

Bedroom 2 7' 7" x 8' 10" (2.31m x 2.69m)









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.

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