



4, Cathedral House Three Cocks Lane, Gloucester, GL1 2QU

£130,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the heart of Gloucester City Centre, this well-presented one bedroom ground floor apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Offered to the market with no onward chain, (and tenant currently in situ) the property benefits from modern open-plan living, excellent natural light, and one allocated parking space.

Upon entering the property, you are welcomed into a central hallway which provides access to all rooms. The main living space is a bright and spacious open-plan kitchen/living area, thoughtfully designed to maximise the space. A large window spans much of the room, allowing plenty of natural light to flow through while creating an inviting environment for both relaxing and entertaining. The modern fitted kitchen offers a range of wall and base units, integrated oven and hob, and ample worktop space.

The double bedroom is well proportioned and provides plenty of room for bedroom furniture, making it a comfortable and practical retreat. Completing the accommodation is a contemporary bathroom fitted with a bath and shower over, wash hand basin and WC.

Externally, the property benefits from one allocated parking space, a highly sought-after feature for city centre living. The apartment is conveniently positioned within easy reach of local shops, restaurants, Gloucester Docks, the historic Cathedral, and transport links, making it ideal for those wanting to enjoy everything the city has to offer.

Agents Note.
Leasehold.
Management Company - Ash & Co.
999 Years on lease from 2016.
Management fees approximately £809.71 every 6 months
Ground Rent - £125 every 6 months

EPC Rating:
Gloucester Council Tax Band: A
Mains Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk
Rivers & Seas Very Low
Surface Water Very Low

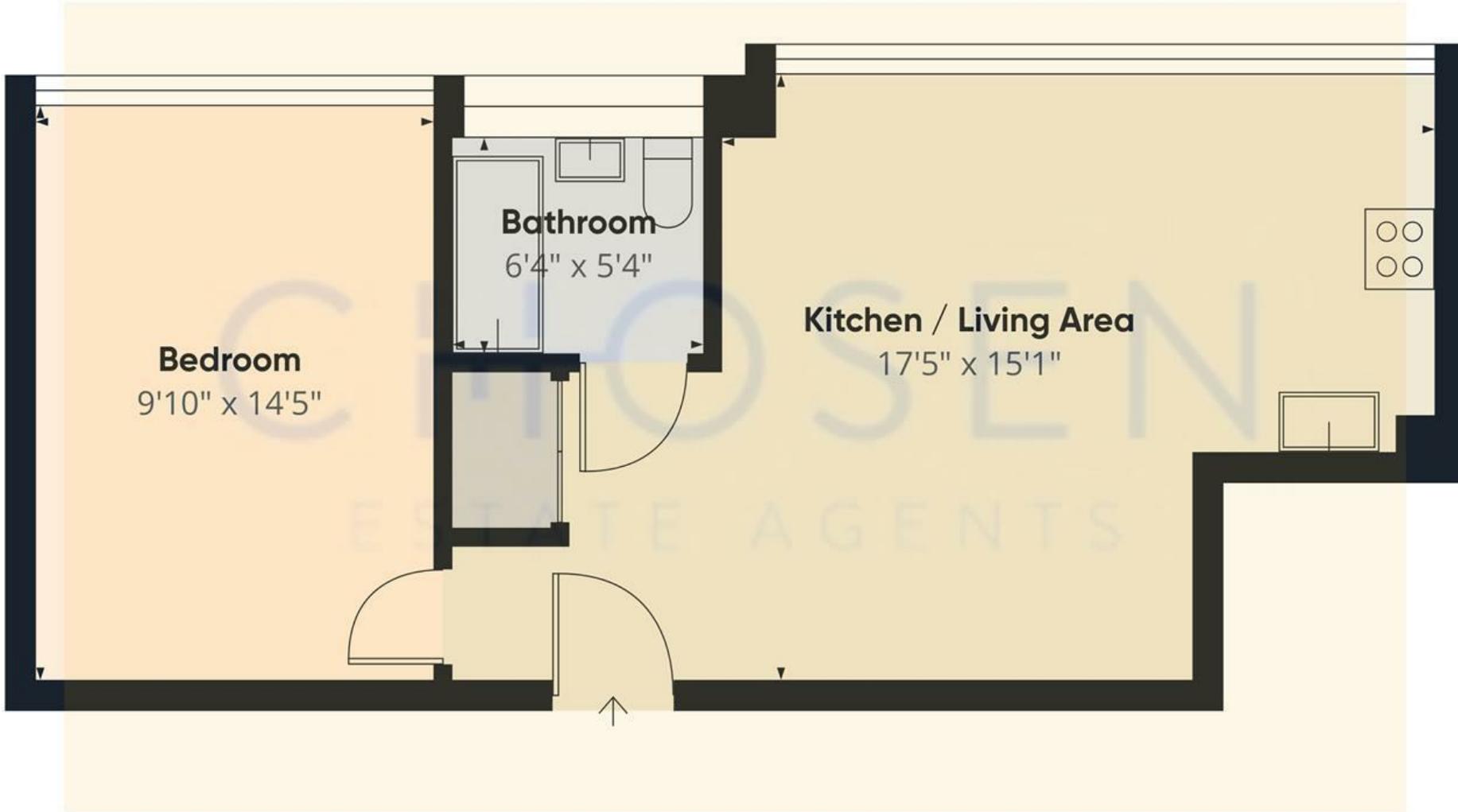
Freehold
EPC Rating: D68
Tewkesbury Borough Council Tax Band: C

- Modern One Bedroom Apartment
- One Allocated Off Road Parking Space
- Contemporary Open Plan Living
- EPC Rating: D62
- Ground Floor
- No Onward Chain
- Prime Location Minutes From The City Centre, Quays And Cathedral
- Council Tax Band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Bedroom
9'10" x 14'5"

Bathroom
6'4" x 5'4"

Kitchen / Living Area
17'5" x 15'1"

Approximate total area⁽¹⁾
481 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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