



Flat 6 51 Longhorn Avenue, Gloucester, Gloucestershire, GL1 2AS

£145,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located within easy walking distance of a wide range of local amenities and shops, this beautifully presented two-bedroom top floor apartment offers comfort, convenience, and contemporary living in a well-connected location.

Upon entering the apartment, you are welcomed into a central hallway that provides access to all rooms and features a generous built-in storage cupboard, ideal for coats, cleaning supplies, or additional storage needs. The cupboard also discreetly houses the combi boiler, ensuring efficient heating and hot water throughout the home.

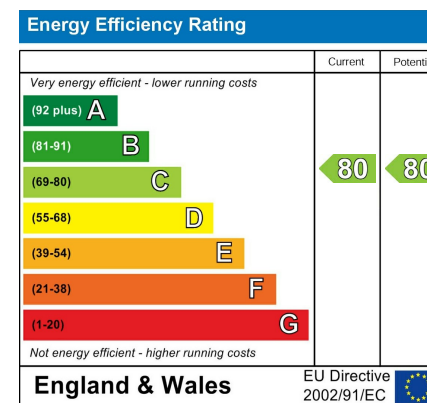
The master bedroom is a well-proportioned retreat complete with its own en-suite shower room, offering privacy and practicality. A second double bedroom provides versatile space, perfect for guests, a home office, or additional family accommodation.

The apartment also boasts a separate kitchen, while the heart of the home is the spacious open-plan lounge and dining area, which enjoys an abundance of natural light thanks to its dual aspect windows and west-facing Juliette balcony. This feature not only frames beautiful evening light but also allows for a touch of outdoor charm in an apartment setting.

Externally, the property benefits from a designated parking space, providing peace of mind and convenience for residents or visitors.

This top-floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike — combining practicality, comfort, and a prime location and is being offered to the market with no onward chain.

- Second Floor Apartment
- Two Double Bedrooms
- Prime Location
- En-suite to Master Bedroom
- Designated Parking Spot
- No Onward Chain
- EPC Rating - C80
- Council Tax Band - B

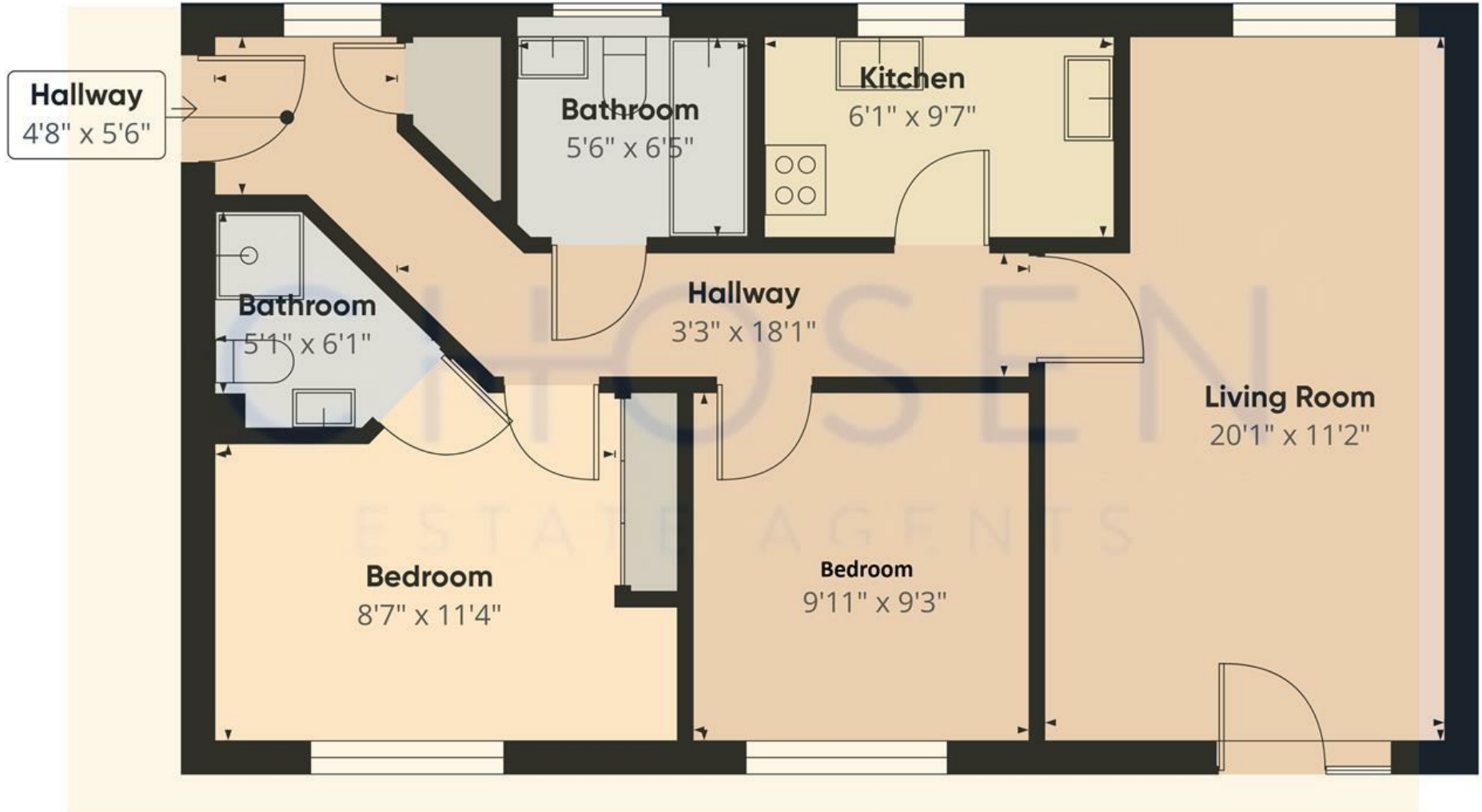


Agents Note
Leasehold.
EPC Rating: C80
Gloucester City Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas - Very Low
Surface Water - Very Low

LEASE INFO:
Managing Company: FirstPort Property Services
125 years from 2008 - 107 years remaining.
Service charges: £2076 per annum approximately.
Ground Rent: £325 per annum approximately.





Approximate total area⁽¹⁾
663 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.