



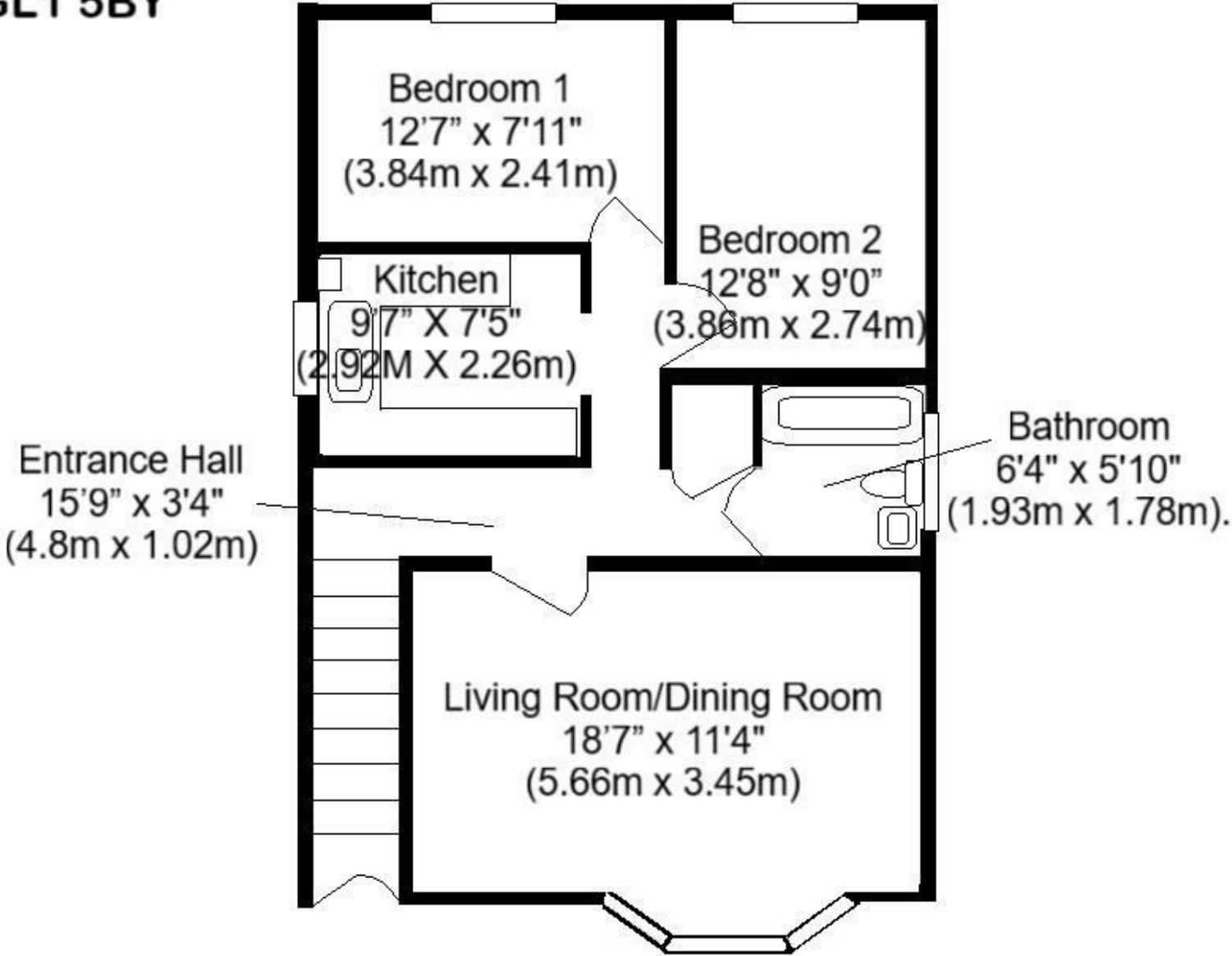
**2 CENTRAL ROAD, GLOUCESTER, GL1 5BY**

**PRICE £125,000**

**LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND A**

2 Central Road  
GL1 5BY

First Floor



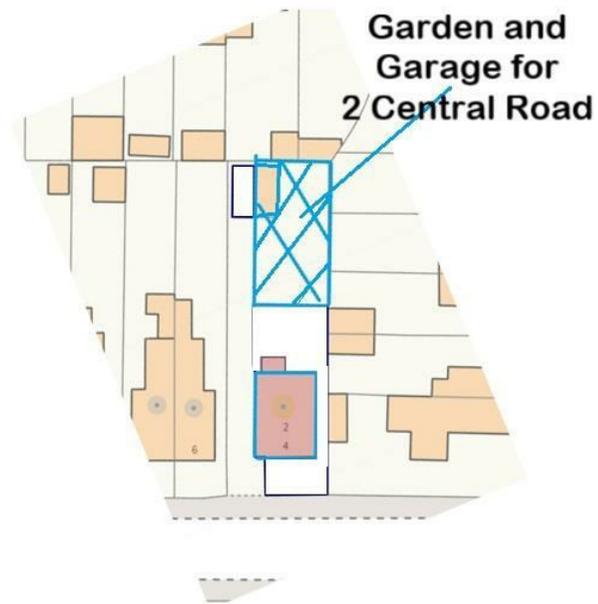
Floorplan for guidance only - not to scale



**CASH BUYERS ONLY DUE TO SHORT LEASE – FREEHOLD AVAILABLE TO PURCHASE** a very nicely presented first floor maisonette with self-contained entrance, first floor hallway, living/dining room, two bedrooms, kitchen and bathroom. There is also gas central heating, double glazing along with a garden to the rear and garage.

NB. the current lease has 48 years unexpired, and the cost of a lease extension or the freehold purchase is likely to be in the region of £30,000 this and any associated fees will be the responsibility of the buyer.





**Tenure**

Leasehold

**Lease Start Date** BETA

25 Sep 1975

**Lease Term** BETA

99 years from 24 June 1975

**Lease End Date** BETA

24 Jun 2074

**Lease Term Remaining** BETA

48 years

**Local Authority**

Gloucestershire

**Conservation Area** ?

No

**Floor Area**

581 ft<sup>2</sup> / 54 m<sup>2</sup>

**Mobile Coverage**

EE ●  
 Vodafone ●  
 Three ●  
 O2 ●

**Satellite / Fibre TV Availability**

BT ✓  
 Sky ✓  
 Virgin ✗

**Council Tax**

Band: A  
 Annual Price: £1,497

**Flood Risk**

Very low

**Plot Size**

0.12 Acres

**Broadband**

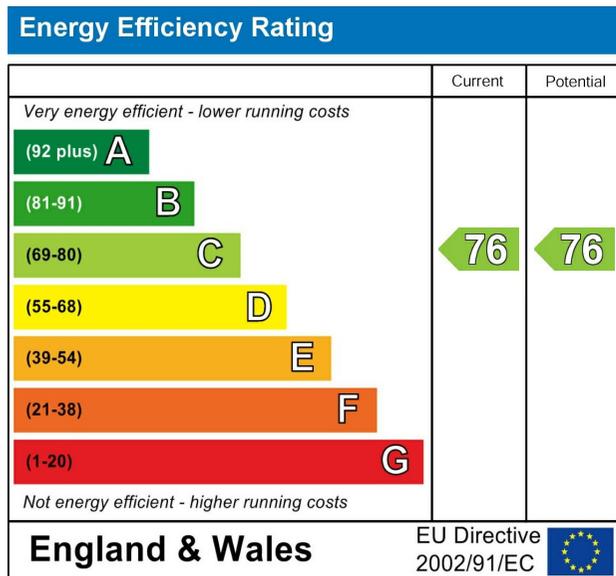
Basic: 14 Mbps  
 Superfast: 80 Mbps  
 Ultrafast: 1000 Mbps

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Sure Property Group  
23 Bath Street, Cheltenham  
GL50 1YA  
01242 241200  
info@surecheltenham.co.uk



