



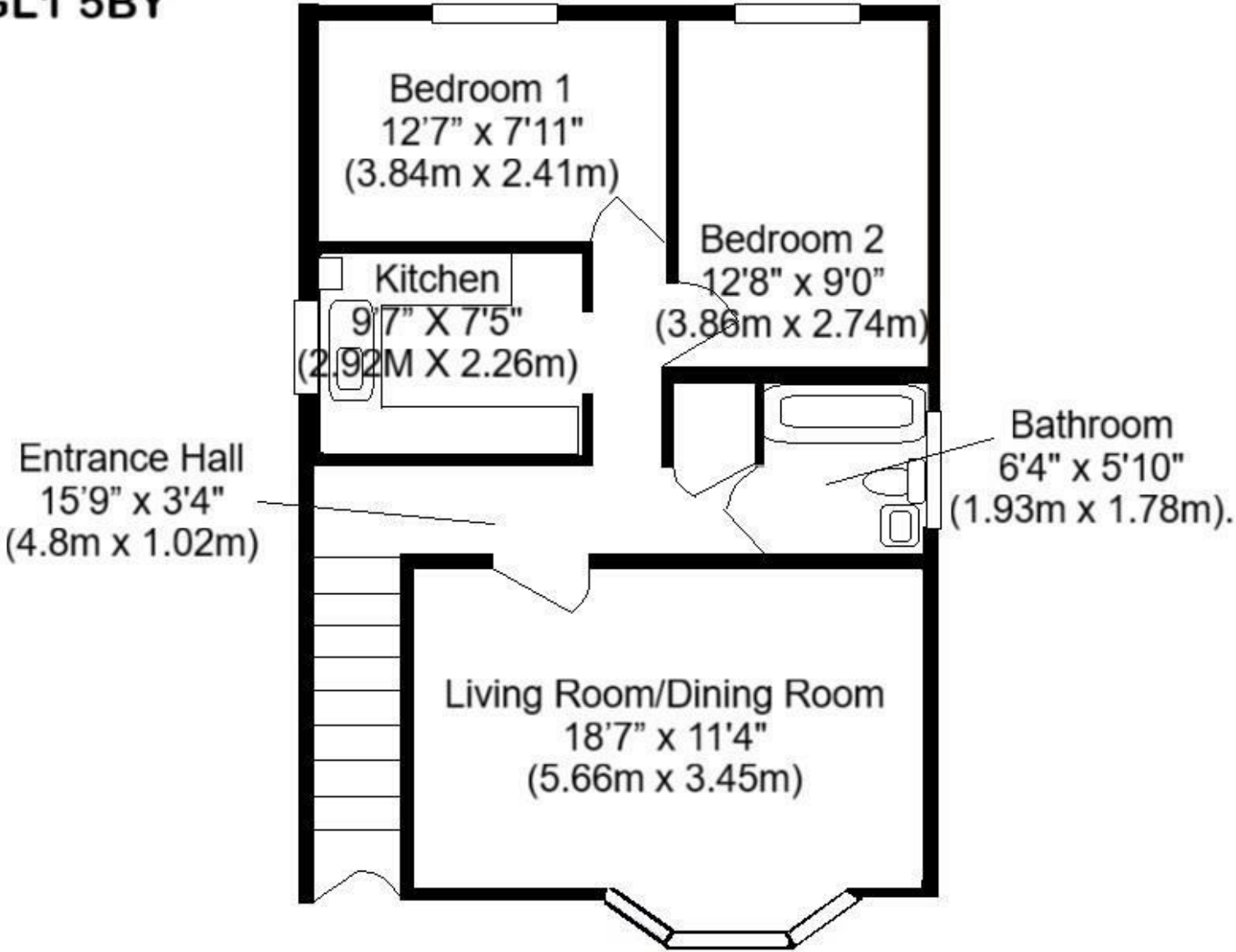
2 CENTRAL ROAD, GLOUCESTER, GL1 5BY

PRICE £125,000

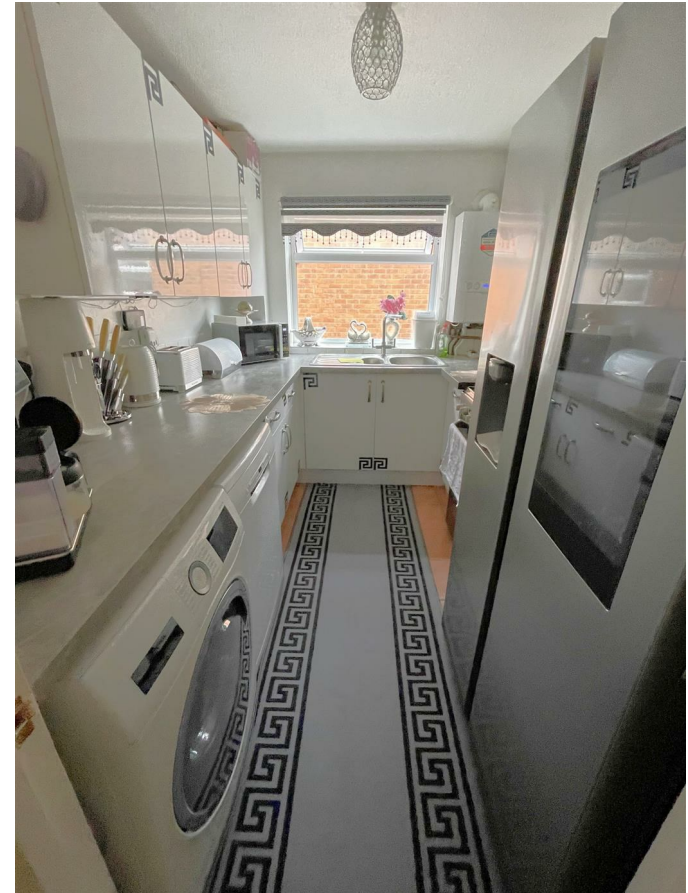
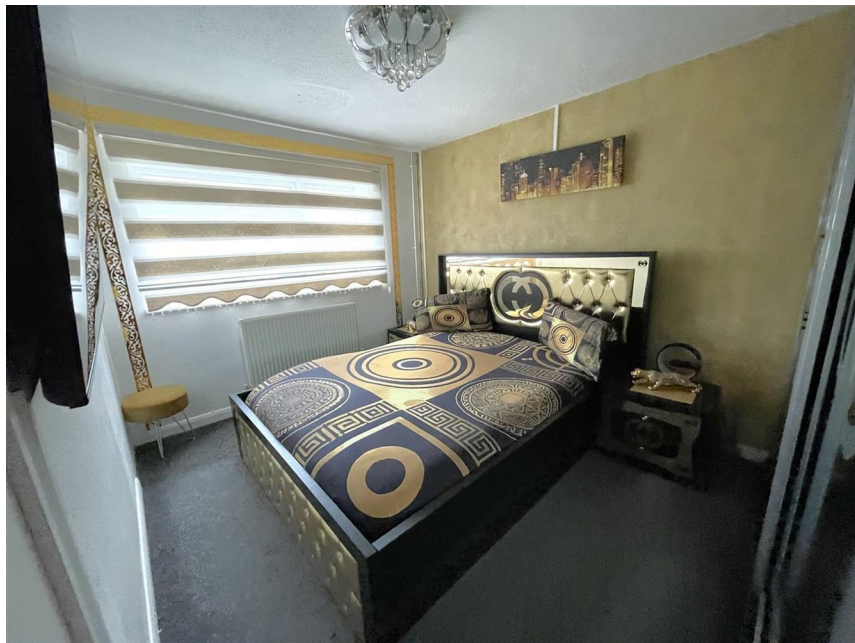
LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND A

2 Central Road
GL1 5BY

First Floor

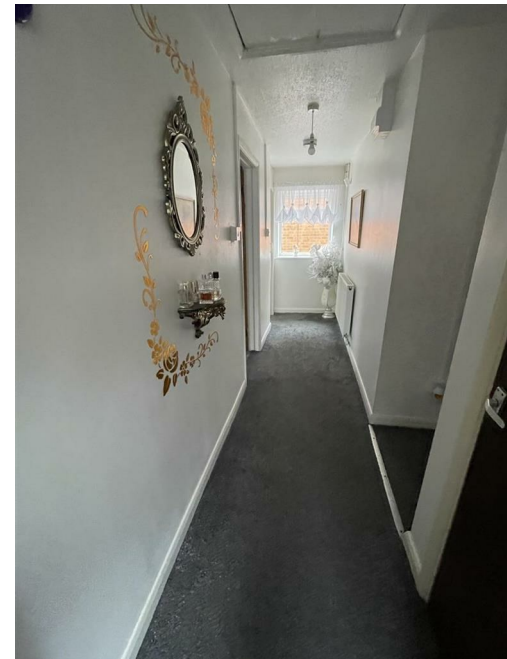


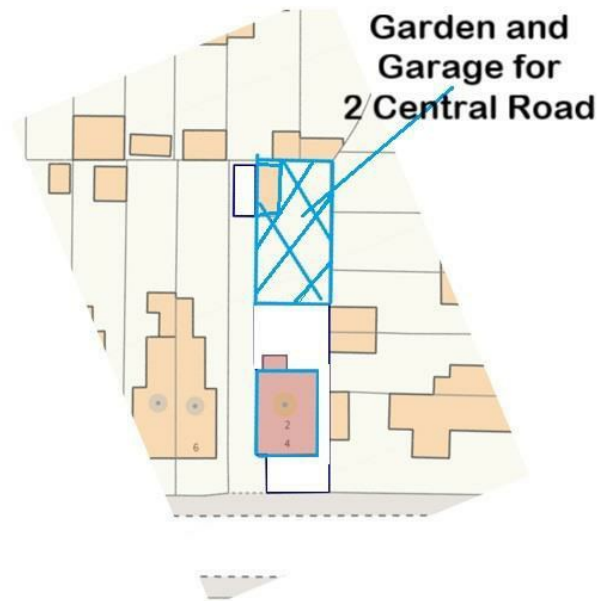
Floorplan for guidance only - not to scale



CASH BUYERS ONLY DUE TO SHORT LEASE – 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 the lease extension 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 ft² / 54 m²

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

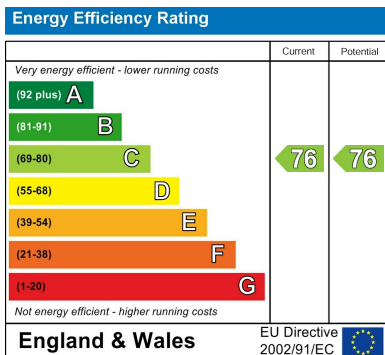
Basic: 14 Mbps
 Superfast: 80 Mbps
 Ultrafast: 1000 Mbps

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