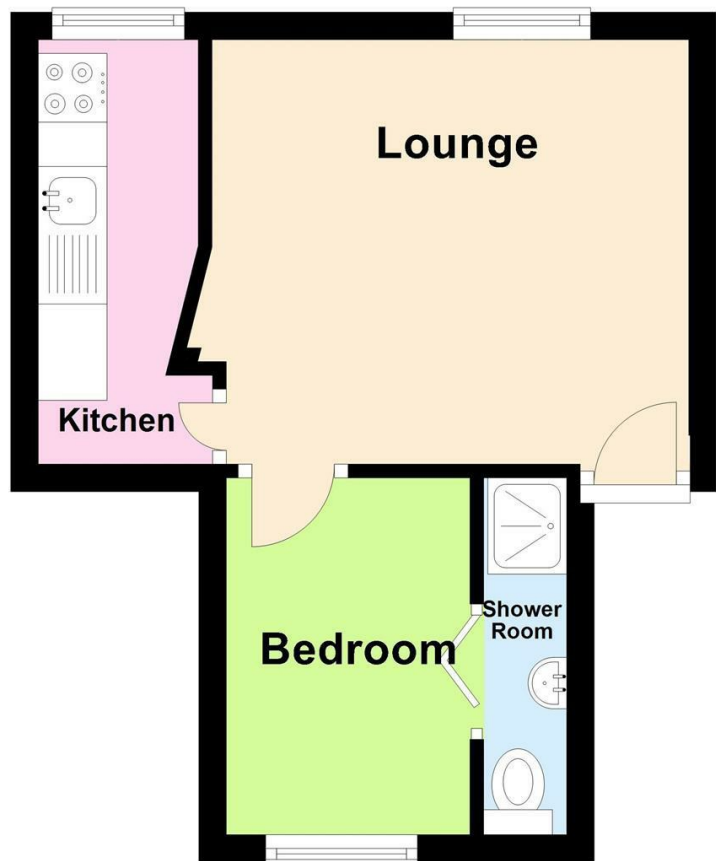
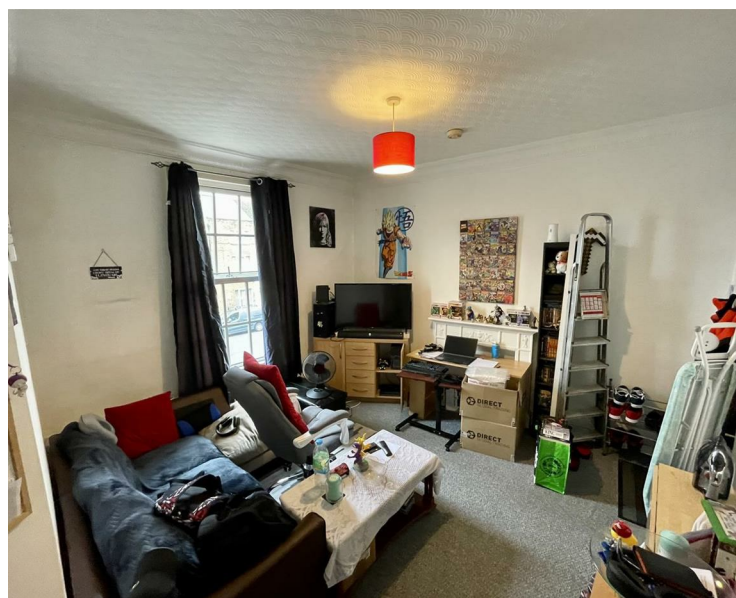
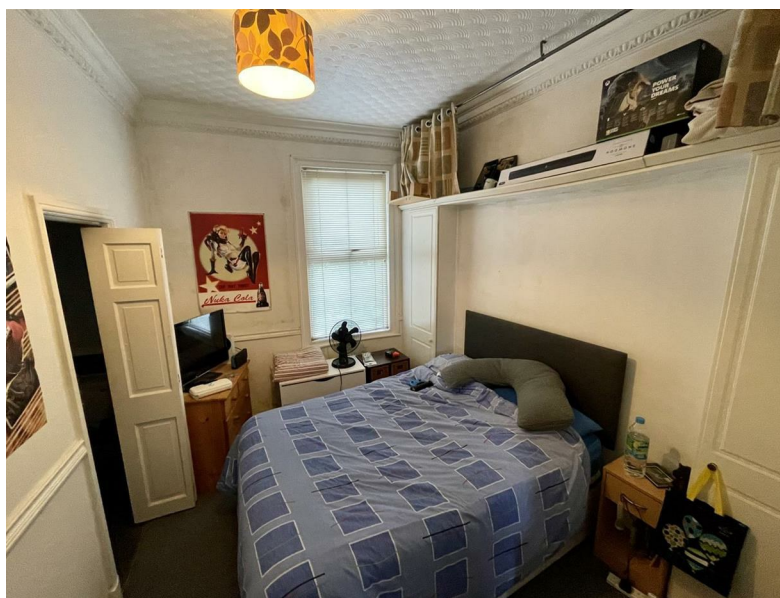




PRICE £99,000
 44 - 46 WORCESTER STREET, GLOUCESTER
 LEASEHOLD GLOUCESTER CITY COUNCIL A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	45	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential



Well presented first floor flat in Kingsholm, with easy access to City Centre and local amenities. The flat benefits from ALLOCATED OFF ROAD PARKING. Briefly comprising of living room, modern fitted kitchen, double bedroom and shower room. IDEAL INVESTMENT BUY

Currently the flat is tenanted on a fixed tenancy until the end of March 2023 with the tenant paying £495pcm. Excellent Buy To Let

Tenure - Leasehold with Share of Freehold. 970 years remaining on the Lease.

Managed by 44-46 Worcester Street Management Company.

Maintenance Charge £60 per month

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd 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 Cheltenham Ltd 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

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