

TG

SALES & LETTINGS



4 The Dockyard
Apartments 1-4

The Stockyards, , Gloucester Gloucestershire GL1 2AL

£149,500

- Two Double Bedrooms
- Top Floor
- Gas Central Heating
- Double Glazing
- Allocated Parking For One Car
- Built In White Goods
- Fitted Wardrobes
- Ensuite Shower Room To Main Bedroom

The Property

****TWO BEDROOM APARTMENT WITH NO CHAIN****

TG Sales & Lettings are pleased to present this two-bedroom top-floor apartment in this popular part of St Oswald`s.

The property comprises a large open plan lounge/diner with a separate modern fitted kitchen which includes a cooker/hob, fridge/freezer and washer/dryer, bedroom one with an en-suite shower room, a second double bedroom and a main bathroom with a shower. Both bedrooms have the benefit of built-in wardrobes.

It benefits from gas central heating, double glazing throughout and offers one allocated parking space.

Available now with NO ONWARD CHAIN, This property would suit a first time buyer or investor with a potential income of £825.00pcm

Council Tax Band B. EPC Rating Band C.



Situation

The Stockyards is located on the perimeter of the St Oswalds retail park which offers an array of shops including a gym and a Tesco supermarket. The development is also within a short distance of the City Centre and the popular Gloucester Quays where you will find an abundance of further shops, bars, restaurants and various other local attractions and amenities.

Directions

SATNAV postcode GL1 2AL

Tenure

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.