



SALES & LETTINGS



Flat 6, 5 Suffolk Drive, Gloucester  
Gloucestershire GL1 2AF

**£155,000**

- \*\*\*No Onward Chain\*\*\*
- Fantastic Location
- Walking Distance to City Centre and Quays
- Two Double Bedrooms
- Ensuite and Bathroom
- Balcony
- Allocated Parking Space
- Secured Entrance

**The Property**

TG Sales are delighted to bring to the market this well proportioned TWO DOUBLE BEDROOM First floor flat with en-suite and Balcony.

Located just minutes away from Gloucester Quays and the City centre, this flat has everything on the doorstep.

Inside the flat is well laid out, with a spacious Lounge/Diner and fitted Kitchen, two double bedrooms with en-suite to bedroom one and separate bathroom.

Outside you can appreciate the hustle and bustle of living near the city centre from an elevated position on the Balcony; while knowing you are fortunate enough to have an allocated parking space to the rear.

Lease 125 years from Jan 1st, 2008, Maintenance charge £1271.00 per annum Ground rent £225.00 per annum (subject to change)



**Directions**

**SATNAV postcode GL1 2AF**

**Tenure Leasehold**

**Local Authority** Gloucester

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

**Council tax band B**





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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