



17 Harker Close

, Gloucester, GL2 5SH

£83,250



Murdock & Wasley Estate Agents are delighted to present this superbly appointed two double bedroom, second-floor apartment, offered to the market on a 30% shared ownership basis with no onward chain.

Built by Crest Nicholson in 2023, the apartment boasts spacious and stylish accommodation, including an open-plan kitchen/living area with a private balcony enjoying canal-side and far-reaching views. The property further benefits from a generous master bedroom with en-suite, a modern bathroom, a separate utility, and an allocated parking space.



Secure Communal Entrance

Accessed via secure communal front door, wall mounted allocated letter box, lift & stairs to all floors.

Entrance Hall

Approached via front door, telephone intercom, radiator, power points, doors to both bedrooms, bathroom & open plan kitchen/lounge/diner.

Lounge / Kitchen / Dining Area

Upvc double glazed window to side & french doors to front, television point, radiator, power points, eye & base level units with roll edge work tops, sink/drain, electric oven with electric hob & hood, space for fridge/freezer and dining table, partly tiled walls, inset ceiling spot lights.

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window. Doors lead off:

En Suite

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, double step in cubicle with shower over, partly tiled walls, wall mounted heated towel rail, shaver point.

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, partly tiled walls, wall mounted heated towel rail.

Outside

One allocated parking space. Access to bin/bike store.

Services

Mains water, electricity & drainage.

Tenure & Charges

Leasehold- 250 year lease from 2023.

Management Charge: Circa £167.96 pcm

Ground Rent: Circa £0 pcm

Guinness Housing Association Fees

The rent (for the share) Circa £512.18 pcm.

Local Authority

Gloucester City Council

Tax Band: C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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