Murdock & Wasley
ESTATE AGENTS



Chesmann Court Estcourt Road

Gloucester, GL1 3LY

£210,000

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Offered to the market with no onward chain, this very well-presented two double bedroom ground floor maisonette is specifically designed for the over-55s and is situated on the ever-popular Estcourt Road.
The property offers generous and well-maintained accommodation throughout, making it an ideal home for those seeking comfortable and convenient ground floor living.
The accommodation comprises an entrance porch, hallway, modern fitted kitchen, spacious lounge/diner, two double bedrooms and a recently fitted walk-in shower room.
Externally, the property benefits from a single garage, communal parking and a private seating area.







Entrance Porch
Accessed via front door, single glazed windows throughout. Door through too:

Hallway
Accessed via double glazed front door, radiator, power points, two storage cupboards, doors to all rooms.

Kitchen
Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drainer, electric double oven with separate induction hob & hood, sink/drainer, built in fridge, freezer & washing machine, wall mounted combination boiler, radiator, power points.

Lounge/Diner
Upvc double glazed door leading to outdoor seating area, television point, radiator, power points.

Bedroom 1
Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Walk In Wet Room
Upvc frosted double glazed windows to side, walk in shower, low level wc & pedestal wash hand basin, two heated towel rails.

Outside
Access to communal gardens & parking (first come first served) & a en bloc garage.

Garage
Up & over door.

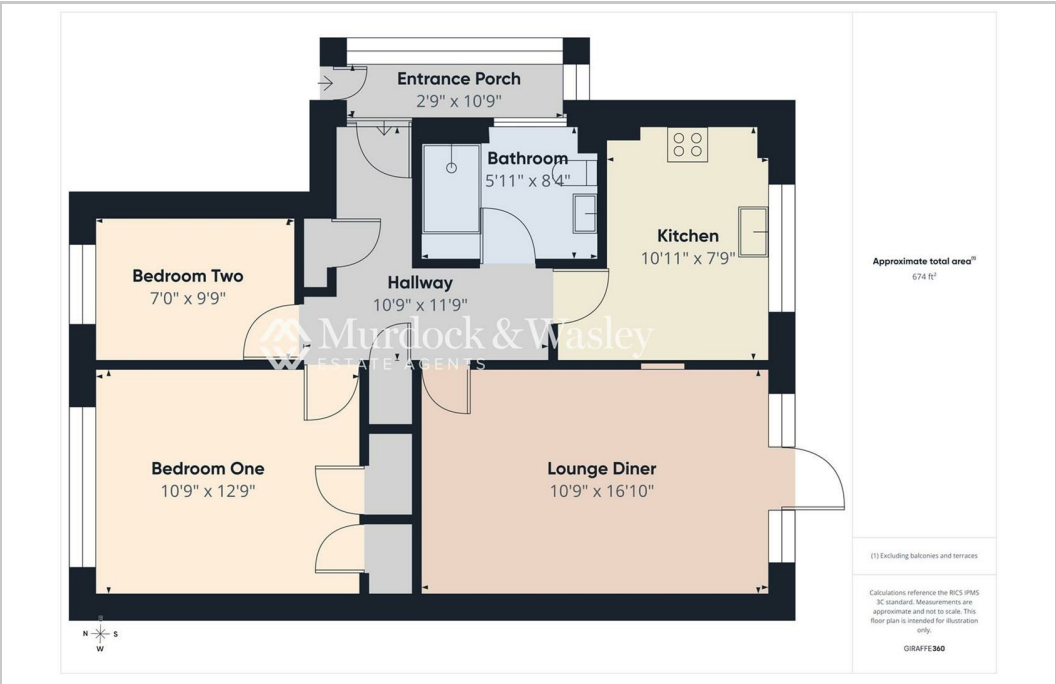
Tenure & Charges
Leasehold- 999 Year Lease from 6th April 2017 (990 years left)
Charges- £250 per quarter- £1000 per year.
Management Company- Young & Gilling
Over 55s only.

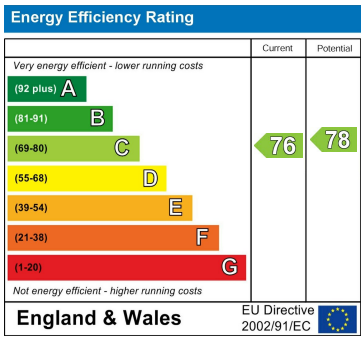
Local Authority
Gloucester City Council- Band A

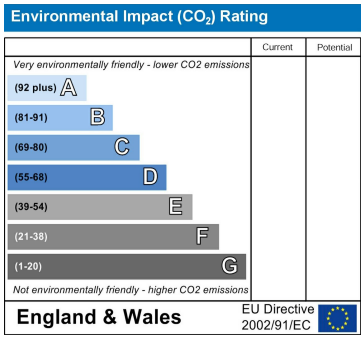
Services
Mains water, gas, electricity & drainage.

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note
Please note that we currently await the grant of probate certificate.







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 firms 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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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