Murdock & Wasley
ESTATE AGENTS



17 Harker Close

, Gloucester, GL2 5SH

£83,250

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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 / Kithcen / 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/drainer, 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.

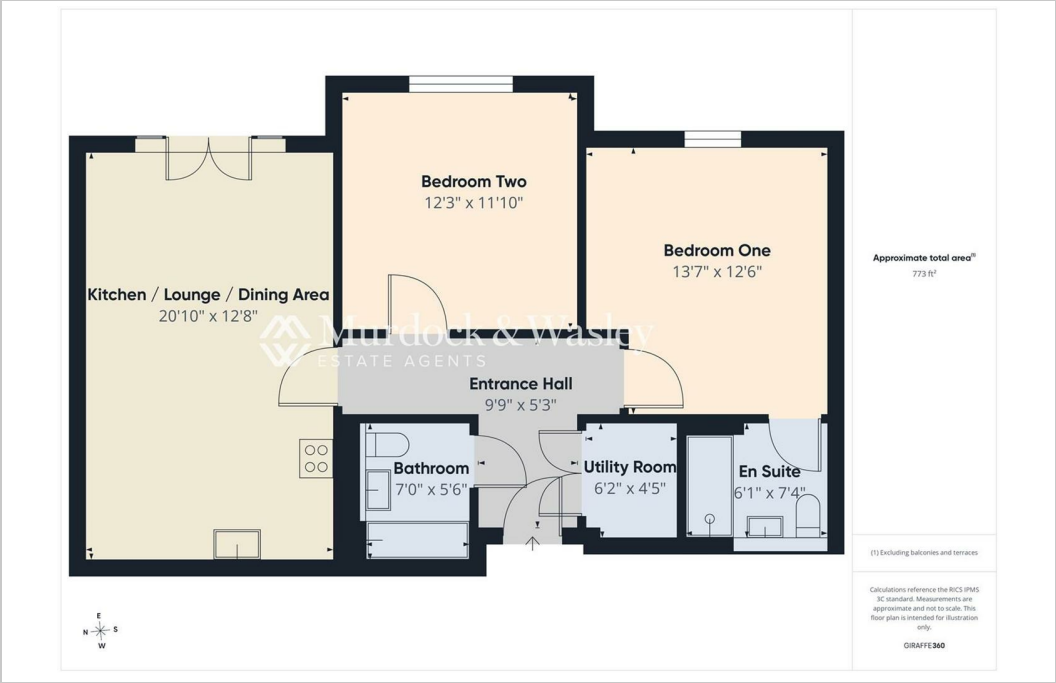
Tenure & Charges
Leasehold- 250 year lease from 2023.

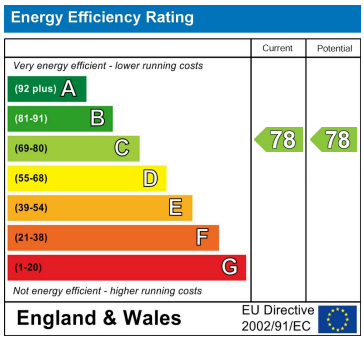
Management Charge: Circa £167.96 pcm
Ground Rent: Circa £0 pcm

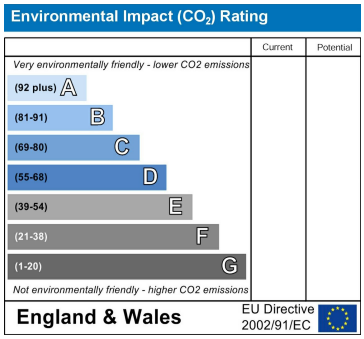
Guiness Housing Association Fees
The rent (for the share) Circa £512.18 pcm.

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.







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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