



2 bed apartment to buy in GL1

Harescombe Drive, Gloucester,
Gloucestershire, GL1 3LE

£115,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Two bedroom apartment
- ✓ Ensuite to master bedroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via secure online bidding. Terms & Conditions apply.

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. A perfect investment opportunity for a landlord or a great option for first-time buyers wanting to join the property ladder, chain-free!! This lovely two-bedroom apartment located in the popular area of Harescombe Drive benefits from a quiet first-floor location, as well as being a short walking distance from Gloucester Royal Hospital & Gloucester Quays and City Centre; whilst also benefiting from the proximity of easy access to railway lines and bus routes.

This well-presented apartment boasts an open-plan kitchen and living space with a well-appointed dining space.

A double bedroom with an en suite is accompanied by a second double bedroom and a family bathroom with a shower over the bath. The apartment also includes a garage.

The property is located close within walking distance (5mins) of Gloucester Royal Hospital, Gloucester City Centre, and the train station as well as motorway links to both Cheltenham and Bristol.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

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Council Tax Band: B

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £115,000

Property Type: Apartment

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Harescombe Drive, Gloucester, Gloucestershire, GL1 3LE

Contact your local branch today for more information on this property:

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