



Flat 3 31 Parliament Street, Gloucester, GL1 1HY

Asking Price £75,000

First Floor Flat – Prime Location Near Gloucester Quays

A first floor flat ideally located close to local amenities and within easy walking distance of Gloucester Quays Designer Outlet. This conveniently situated property offers comfortable and practical living, making it ideal for a single professional or student.

This one bedroom features a bright open-plan living and sleeping area, a functional kitchenette, and a separate bathroom. Its ground floor position provides easy access and added convenience.

With shops, cafés, restaurants, and excellent transport links nearby, this flat is perfectly placed for enjoying city living while remaining practical and low maintenance.

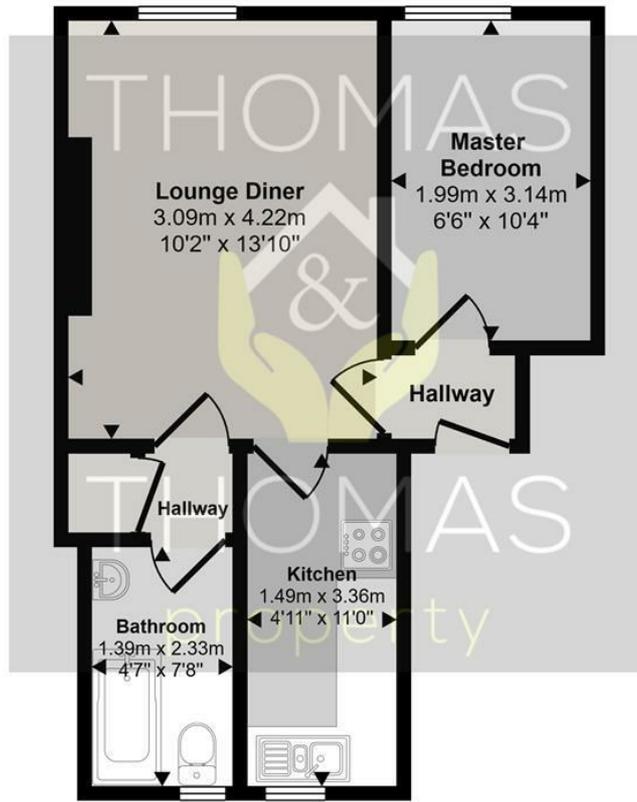
The property can also be purchased as an ongoing investment where the current tenant could stay. Please enquire for further information around the current tenancy

No ground rent, £400 Per annum service charge

Agent Note: The vendor has informed us that they will be issuing new leases upon completion for 125 years.

- First Floor
- One Bedroom Apartment
- First Time Buy / Investment
 - Chain Free
 - Close to Local Amenities
- No ground rent, £400 Per annum service charge

Approx Gross Internal Area
32 sq m / 342 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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.