



**Barnwood Road, Gloucester, GL2 0SD**

£189,995

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Wolseley Lodge set back off Barnwood Road is a modern, purpose built block of flats designed for comfortable living. The building features secure access, lift to upper floors, parking facilities and well maintained communal areas. Located in a convenient location with the entrance to the car park off Wolseley Road it provides easy access to local shops, services and public transport, making it an ideal choice for first time buyers, investors, or retirees.

The flat has just undergone a complete renovation and is in TURN KEY condition with a new kitchen, shower room, carpets and decoration, it also has the benefit of 997 years left on the recently renewed lease and low monthly management costs. Viewing is highly recommended.

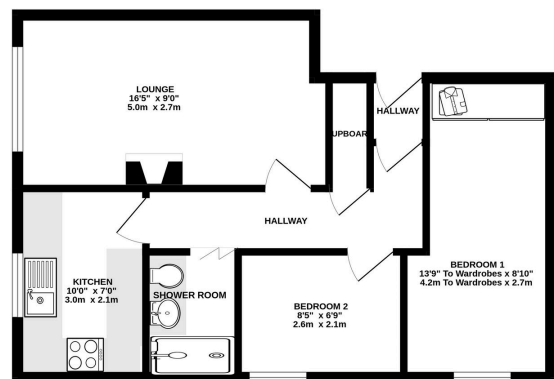
Offered For Sale with the added bonus of NO ONWARD CHAIN, offers are invited.

<p><b>Floor Area</b> 491 sq. ft.</p> <p><b>Tenure</b> Leasehold</p> <p><b>Service Charge</b> £960 per annum</p> <p><b>Ground Rent</b> £0 per annum</p>
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- REF - NE0738
- 1 Reception
- Double Glazing & Electric Heating
- 997 Year Lease
- Completely Refurbished
- 2 Bedrooms
- TURN KEY CONDITION - Brand New Kitchen & Bathroom
- Low Monthly Management Fees
- Communal Gardens & Parking
- CHAIN FREE - Offers Invited



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only as an approximation of what can be expected. The landlord, agent and applicant shall have no liability or guarantee in respect of this plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	