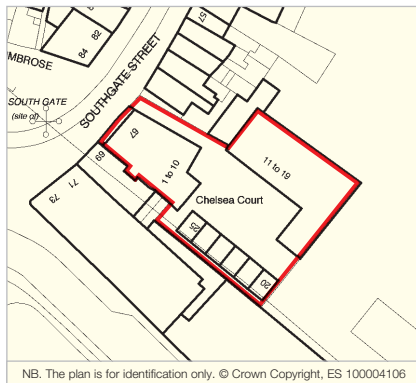


## Gloucester Chelsea Court, 67 Southgate Street, Gloucestershire GL1 1TX

- **Three Freehold Buildings Arranged to Provide a Total of Twenty-Five Self-Contained Apartments**
- Occupying a Site extending to Approximately 0.13 Hectares (0.33 Acres)
- On-site car parking
- Located within Gloucester City centre

### Vacant Possession



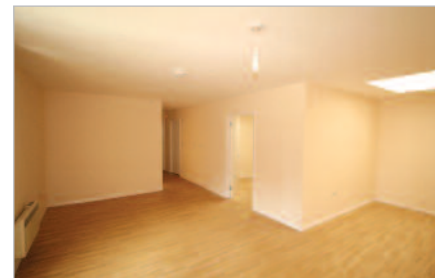
#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 10.15 – 11.15 a.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Messrs PLC Law (Ref: D Faryabi).  
Tel: 020 8202 2273.  
Email: plc@plc.uk.net

#### VACANT – Three Freehold Buildings



#### Tenure

Freehold.

#### Location

The property is situated on the east side of Southgate Street and is accessed off the pedestrianised section of the road between Parliament Street and Greyfriars Street. Centrally located, the property is within easy reach of the Eastgate Shopping Centre and the city's historic docks area, which has been recently regenerated to provide an extensive range of shopping and leisure facilities. Gloucestershire College's Gloucester campus and Gloucestershire Royal Hospital are also close by. Gloucester Rail Station is just over half a mile away and offers direct services to Bristol Temple Meads and Birmingham New Street, with journey times of between 55-65 minutes. In addition, Junction 12 of the M5 Motorway is only 5.25 miles to the south-east.

#### Description

The property comprises three buildings occupying a site extending to approximately 0.13 hectares (0.33 acres). The buildings are internally arranged to provide a total of twenty-five self-contained residential apartments, together with courtyard car parking for approximately 12 cars.

#### Accommodation

A schedule of Accommodation is set out opposite.

#### VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.





Buildings	Floors	No.	Accommodation
Front	Ground	1	Two Rooms, Kitchen through to Bathroom with WC and wash basin
		2	Two Bedrooms, Reception/Kitchen, Shower with WC and wash basin
		3	Bedroom, Reception/Kitchen, Bathroom with WC and wash basin
		4	Reception Room, Kitchen, Separate WC and wash basin, Bedroom with En-Suite Bathroom, Shower/WC and wash basin
	First	5	Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin
		6	Reception Room/Kitchen, Room through to Bathroom with WC and wash basin
		7	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin
		8	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin
	Second	9	Reception Room with Kitchen off, Room through to Shower with WC and wash basin
		10	Reception Room, Bedroom, Kitchen
Rear North	Ground and Part First	11	Ground Floor – Reception Room, Kitchen, Bathroom with WC and wash basin First Floor – Bedroom
		12	Ground Floor – Reception Room, Kitchen, Bathroom with WC and wash basin
		13	Ground Floor – Reception Room part partitioned to form a sleeping area, Kitchen, Bathroom with WC and wash basin
		14	Ground Floor – Reception Room part partitioned to form a sleeping area, Kitchen, Bathroom with WC and wash basin
		15	First Floor – Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin
		16	First Floor – Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin
		17	Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin
		18	Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin
		19	Ground Floor – Reception Room, Kitchen, Bathroom with WC and wash basin First Floor – Sleeping Area
Rear South	Ground and First	21	Ground Floor – Reception Room/Kitchen, Shower Room with WC and wash basin First Floor – Galleried Sleeping Area
		22	Ground Floor – Reception Room/Kitchen, Shower Room with WC and wash basin First Floor – Galleried Sleeping Area
		23	Ground Floor – Reception Room/Kitchen, Shower Room with WC and wash basin First Floor – Galleried Sleeping Area
		24	Ground Floor – Reception Room/Kitchen, Shower Room with WC and wash basin First Floor – Galleried Sleeping Area
		25	Ground Floor – Reception Room/Kitchen, Shower Room with WC and wash basin First Floor – Galleried Sleeping Area