



Maillard  
& Co.

£ 265,000

Block 1 Spectrum, Gloucester Street

For Sale



“Entitled/Licensed - Top floor One bedroom apartment in Spectrum with storage room.”

1

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

In good order throughout

Communal Sun Terrace

Sunny rooftop views

Lift Service



## Property details

A bright and sunny top floor studio apartment with lift access in Block 1 of the popular Spectrum development, near to the town Waterfront. In good order throughout, the property comprises an open plan living room/kitchen, a separate sleeping area, utility cupboard and bathroom. Storage locker. Stairs to communal sun terrace close by.

In well maintained order throughout. Vacant possession. Service charge £399.14 per quarter

Entitled/Licensed - Top floor One bedroom apartment in Spectrum with storage room.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

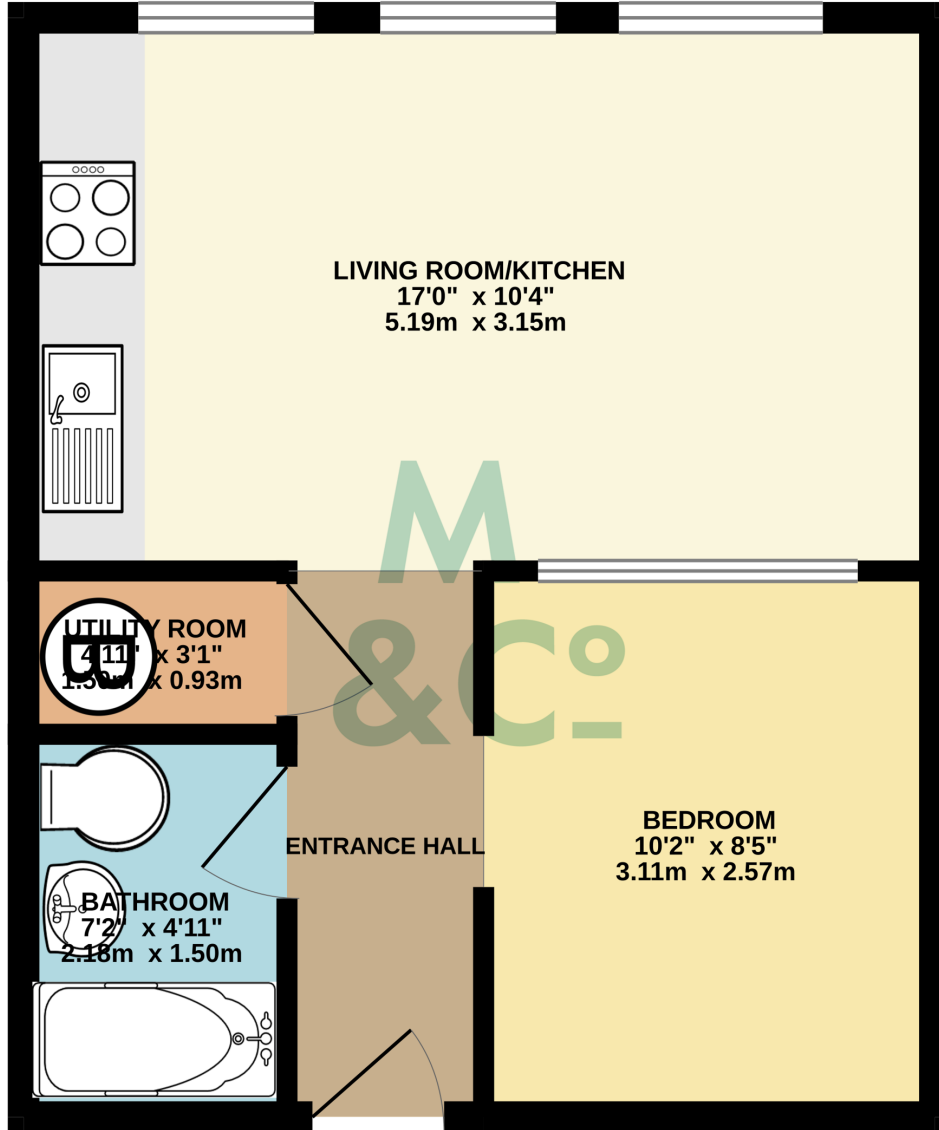








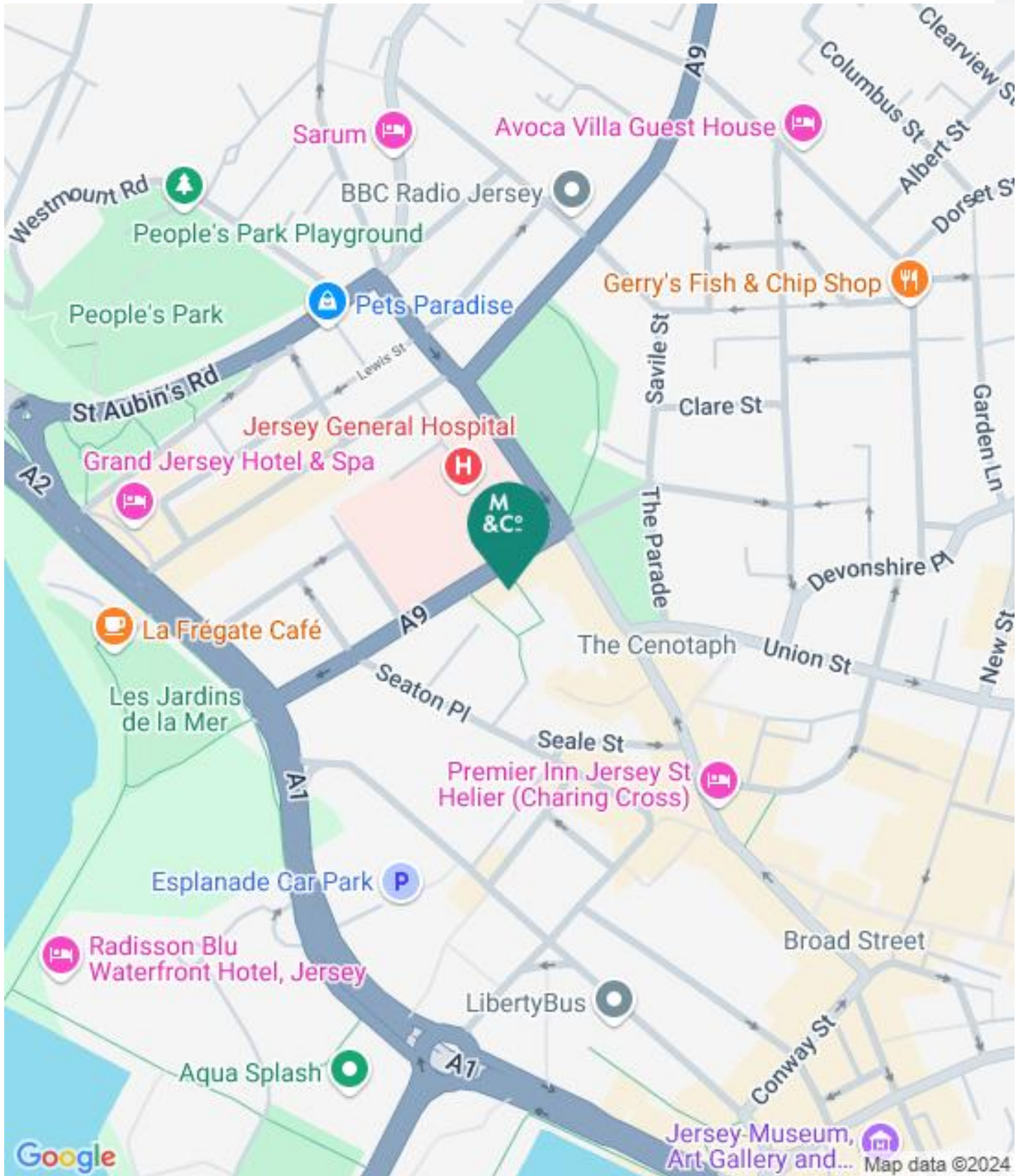
GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023







Kate Warren

---

Head of Sales

[kwarren@maillardandco.com](mailto:kwarren@maillardandco.com)

01534 883183



Bradley Rolland

---

Sales Consultant

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184



Bridie Newsham

---

Sales Consultant

[bnewsham@maillardandco.com](mailto:bnewsham@maillardandco.com)

01534 883103