



## 1-15 Henley Court, Montpelier, Gloucester, GL1 1LT

Freehold Block of 14 Modern Residential Apartments with Parking

**BK**

Bruton  
Knowles

est. 1862

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

01452 880000

**CODE 5419**



# Henley Court Apartment Portfolio

1-15 Henley Court, Montpellier, Gloucester, GL1 1LT

Bruton Knowles, Olympus House, Olympus Park,  
Quedgeley, Gloucester GL2 4LY

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## For Sale By Informal Tender – 14 Apartments (3 Leasehold) with circa 13 Parking Spaces

### LOCATION

Henley Court is located in Montpellier, Gloucester, a short distance to the south of the City Centre, close to Brunswick Square and Gloucester Park. The recently regenerated Gloucester Docks and Gloucester Quays with their retail and leisure offerings are only 0.3 miles to the west. The location benefits from good transport links with the new Gloucester bus station and the main line railway station approximately 0.4 miles to the north. The surrounding area has seen significant regeneration over recent years.

### DESCRIPTION

The property comprises a purpose built apartment block of believed to have been constructed in 2008. Internally the building is arranged with 14 no., predominantly 2 bed, residential flats, accessed via central stairwell and passenger lift. The building is constructed over four stories with undercroft parking to the rear. The property is accessed off Montpellier via key/pass controlled electric vehicular and pedestrian gates. This shared access also serves the wider Henley Court development.

Flats 4, 6 and 11 are long leasehold dwellings under separate 'ownership'. The remaining flats are/were let in the open market on an AST basis, but the vendor has not proactively filled any voids since 2020. The apartments benefit from 5 linear pairs of parking spaces to the undercroft (a pair of which is included in the leasehold of Flat 6). Circa 3 parking spaces are located in the yard (one of which is included in the leasehold of Flat 11).

The apartments and communal areas are generally in good decorative condition and capable of immediate re-letting. All are independently serviced and have a electric central heating and hot water systems. All flats also benefit from intercoms controlling access into the scheme.

### PLANNING

We understand this to be open market C3 residential use.

### SCHEDULE OF ACCOMMODATION

Flat	Floor	Beds	Area Sq. Ft	Occupation
Flat 1	Ground	1	581	Vacant
Flat 2	Ground	2	c. 600	Vacant
Flat 3	First	2	614	Occupied
Flat 4	First	1	495	Leasehold
Flat 5	First	2	592	Vacant
Flat 6	First	2	614	Leasehold
Flat 7	Second	2	614	Vacant
Flat 8	Second	1	495	Vacant
Flat 9	Second	2	581	Vacant
Flat 10	Second	2	614	Vacant
Flat 11	Third	2	506	Leasehold
Flat 12	Third	2	495	Occupied
Flat 14	Third	2	592	Vacant
Flat 15	Third	2	614	Vacant

Note: - floor areas are taken from EPCs and are approximate only

### TENURE

The freehold interest is being offered for sale, subject to the existing long leaseholds. Please see the information pack for copies of the long leasehold agreements.

### METHOD OF SALE

The property is for sale by Informal Tender, with sealed bids/emails to be received by Bruton Knowles by **Noon on Thursday 10<sup>th</sup> February 2022.**

Offers are to be submitted to:

[jazmin.scanlan@brutonknowles.co.uk](mailto:jazmin.scanlan@brutonknowles.co.uk)

A 'tender form' is available within the information pack which is available upon request.

### GUIDE PRICE

Guide price: 'Offers in excess of £1,000,000'. Please see letting agent letter for indicative rental values.

### VAT

The property is not elected for VAT.

### Legal

Each party is responsible for its own legal costs incurred.

### VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles, and the following viewing dates have been arranged:

- Tuesday 18<sup>th</sup> January – 2pm – 4.30pm
- Tuesday 25<sup>th</sup> January – 2pm – 4.30pm
- Friday 4<sup>th</sup> February – 10am-11.30am

An information pack has been prepared containing all relevant documentation and plans. Please contact us for further information. Please view the virtual tour prior to arranging a viewing: [Main Video Tour](#)

### Subject to Contract – January 2022

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

# Freehold Block with Vacant Possession in Part

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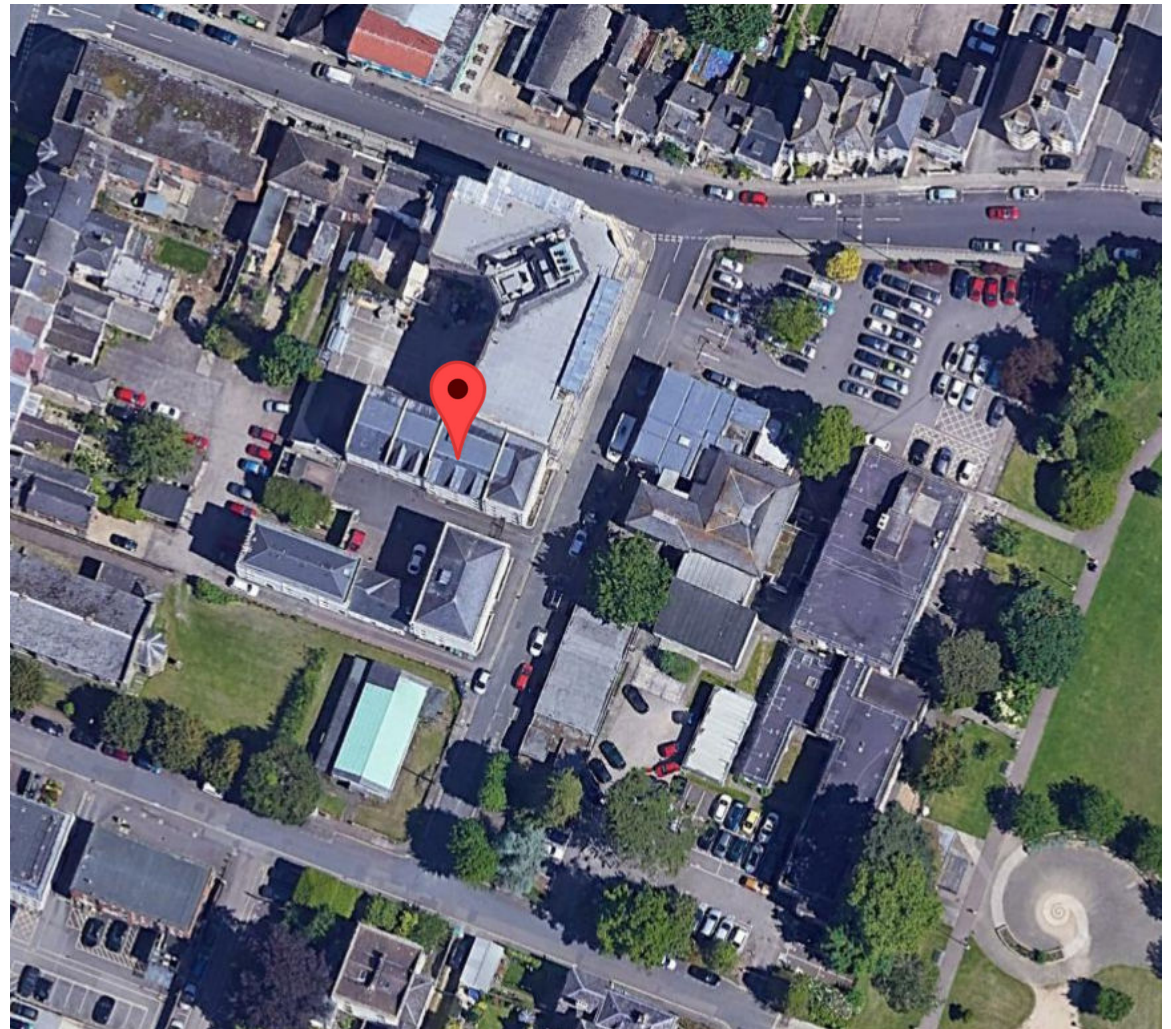
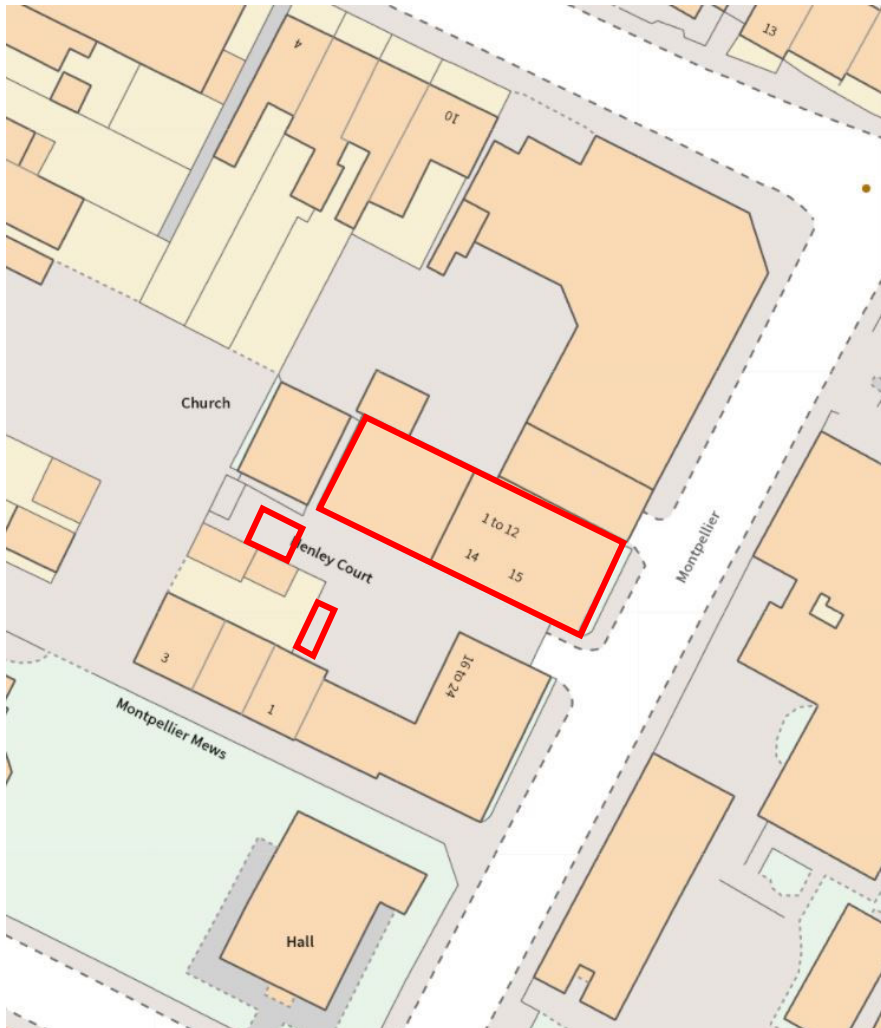
A rare opportunity acquire the freehold of a modern block of apartments in central Gloucester.



For Sale on behalf of **Bromford.**

**BK** Bruton Knowles

est.1862



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