

FOR SALE



Centurion Road, Innsworth, Gloucester

1 Bedroom, 1 Bathroom, Ground Floor Flat

Asking Price Of £77,500 (50%Shared Ownership)


MARTIN&CO



- **Spacious Flat**
- **Feature Conner Windows**
- **Kitchen**
- **Bathroom**
- **Gas Central Heating**
- **UPVC Double Glazing**
- **EPC B, Ctax A**
- **50% Shared Ownership**

DESCRIPTION

50% Shared ownership - we are pleased to offer this spacious ground floor flat with open planning lounge/dining/kitchen with floor to ceiling corner window with access to a small patio area, modern grey/white finished kitchen, spacious hallway, modern bathroom, double bedroom, gas central heating and UPVC double glazing, allocated parking space, coded bike store EPC-82B, Ctax A. The property is offered either on a 50% shared ownership basis with Bromford Housing or can be sold with 100% ownership, call the agent for further details

HALLWAY

a good sized hallway with storage cupboard and door to bedroom, door to bathroom, door to the living area

OPEN PLAN LIVING AREA

a great space with lounge and a dining area with floor to ceiling windows/doors, open plan to the kitchen area with a range of eye and base units with grey doors and white end plates, worktops, sink and drainer, built in hob and oven with stainless steel splash back and extractor, washing machine space, fridge/freezer space

BEDROOM

double bedroom with ample space for wardrobes and furniture, window to the side

BATHROOM modern white suite comprising WC, wash basin and panelled bath with shower over, glass screen, tiled splash wall, heated towel rail

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



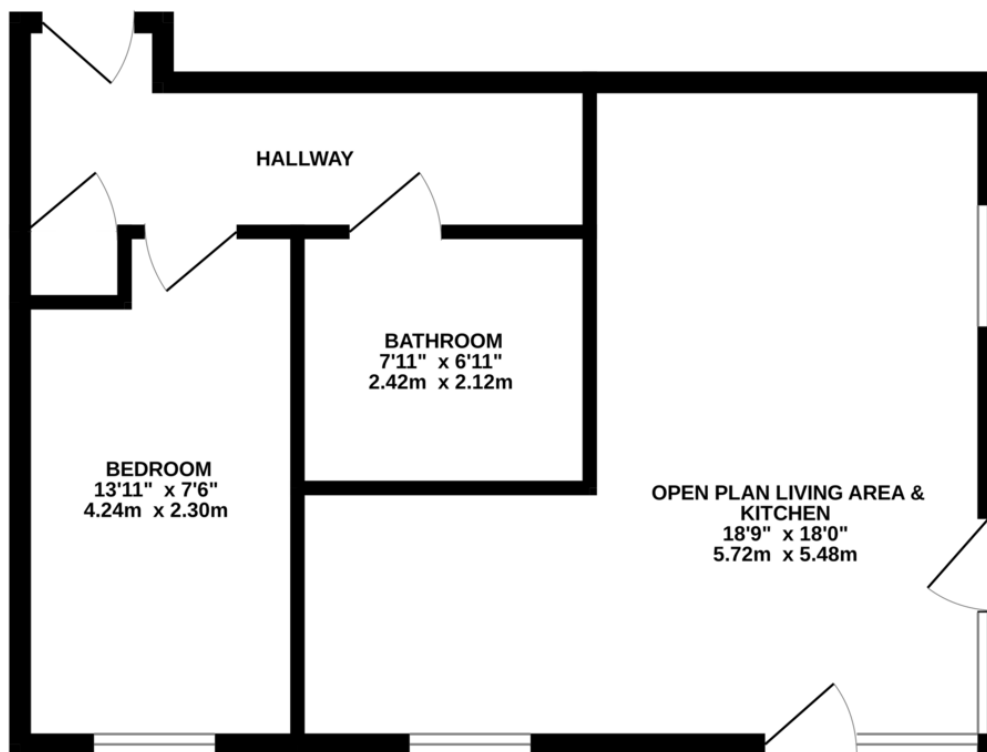
OUTSIDE there is a small patio area by lounge doors, to the rear of the building is an allocated space, and a coded bike store

CHARGES Service charges are £128.97pcm and rent charge of £177.72pcm and 989 yrs left on the lease.

*These are correct at the time of marketing as given to us by the seller – please check with you solicitor at the time of purchase these are still correct



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.