

**FOR SALE**



**Brunswick Square, Gloucester**

**2 Bedrooms, 1 Bathroom, Top Floor Flat**

**Asking Price Of £154,950**

**MARTIN&CO**



- Two Bedroom Split Level Top Floor Flat
- Grade Listed Character Building
- Overlooking Communal Gardens
- Two Good Sized Bedrooms
- Modern Kitchen
- Bathroom With Shower
- On Street Parking

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		

**DESCRIPTION** This fabulous 2 bedroom, split-level top-floor enjoys views over the ever-popular gardens of Brunswick Square. Situated in a Grade II listed character building, the property comprises a modern kitchen/diner, lounge, two well-proportioned bedrooms, and a bathroom with shower. Gas central heating throughout. On-street permit parking is available on the square. The flat is within walking distance of Gloucester Docks, with its array of bars and restaurants, as well as the town centre. This is an ideal investment opportunity, with a tenant in situ. EPC: D, Council Tax: A.

**HALLWAY** Doors to each of the rooms and stairs to the second floor.

**KITCHEN/DINER** Generous kitchen-diner with a window to the rear, featuring a modern range of eye and base units, ample worktop space, and room for a table and chairs. Includes fridge/freezer space, a built-in oven with gas hob, stainless steel extractor hood, and a stainless steel sink and drainer.

**LOUNGE** The lounge is flooded with natural light from the large sash and case window to the front, offering lovely views over the gardens. Features include a fireplace, built in shelving and picture rail.

**SECOND BEDROOM** A bright double bedroom, also benefiting from a large sash and case window to the front which fills the room with natural light and provides attractive views over the gardens.





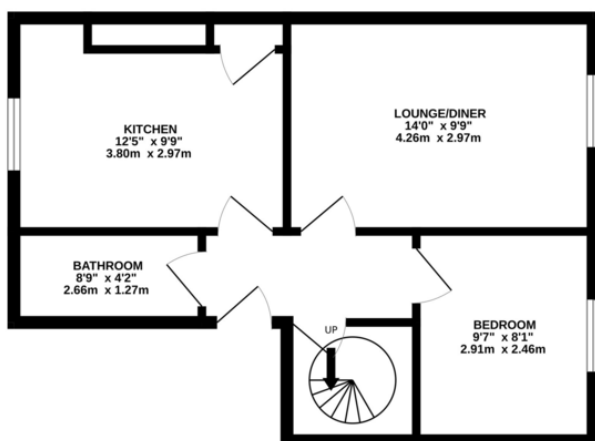
**MASTER BEDROOM** Accessed via a spiral staircase, this spacious double bedroom features windows to both the front and rear, offering views of Gloucester and Robinswood Hill. Built-in wardrobe and storage space. Please note, the head height is restricted.

**BATHROOM** Three-piece bathroom comprising hand basin, WC, and shower over bath.

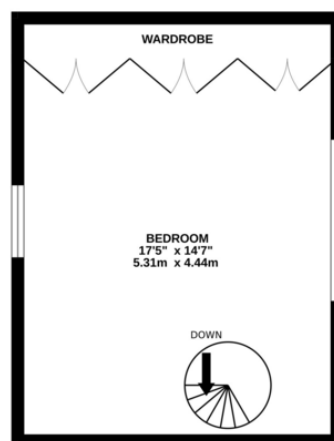
**NB** The lease is 999 years from 1 July 1991. There is currently no ground rent or formal service charge, but owners contribute towards expenses and repairs as needed.



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



2 BEDROOM FLAT

TOTAL FLOOR AREA: 723 sq.ft. (67.2 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 m 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.