



**Flat 21 Sussex Gardens, Gloucester, GL3 3TU**

**Offers In The Region Of  
 £150,000**

Greystone Lodge is an impressive over 55's complex situated in the popular area of Hucclecote and benefiting from manicured communal gardens and period features throughout. The current owner has heavily updated the property, including new bathroom, new carpets and decorated throughout.

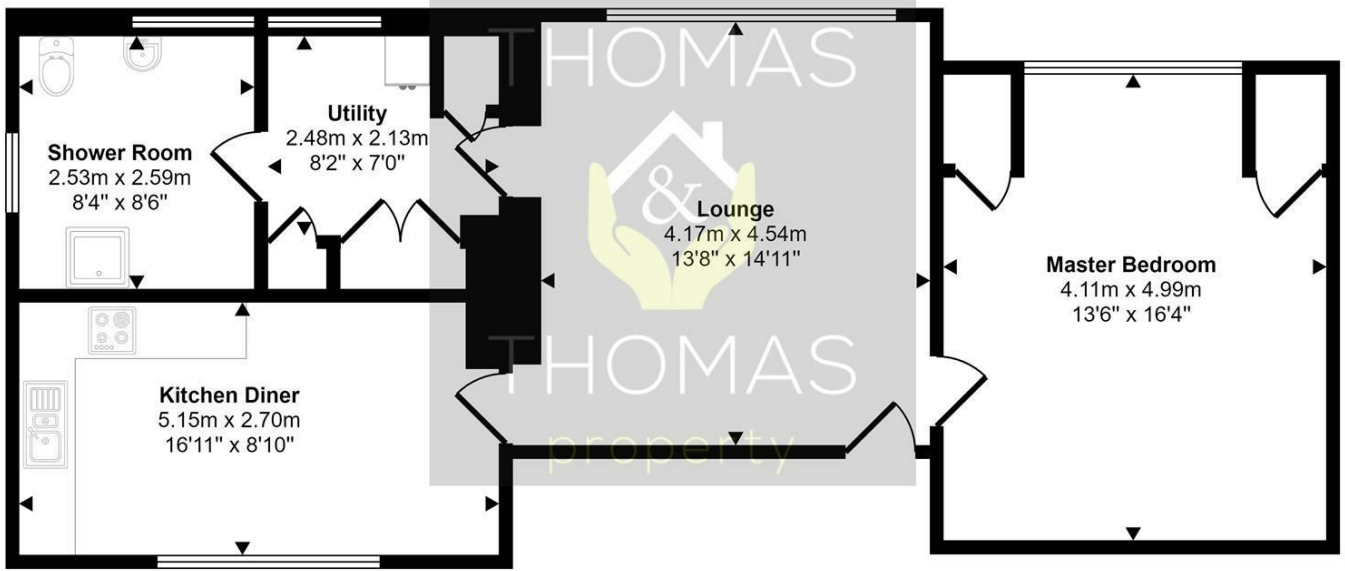
Upon entering the building you are greeted by an impressive spiral staircase leading to the first floor. This apartment is the only occupied residence using this entrance, only shared by the visitor rooms.

Entering the front door takes you into the large central lounge area with bright windows and electric fire, to the right is the spacious double bedroom with built in storage. Off the lounge is the kitchen / diner with lots of cupboard space and room for freestanding appliances. Finally there is a utility room with built in storage leading to the bathroom with double walk in shower, modern fittings and heated towel rail.

The apartment looks out over the impressive manicured gardens which are tended to weekly, communal washing lines, benches and finally the permit parking spaces.

- One Double Bedroom Apartment
  - Well Presented
    - First Floor
- Large Kitchen / Diner
- Communal Gardens
  - Over 55's

Approx Gross Internal Area  
71 sq m / 761 sq ft

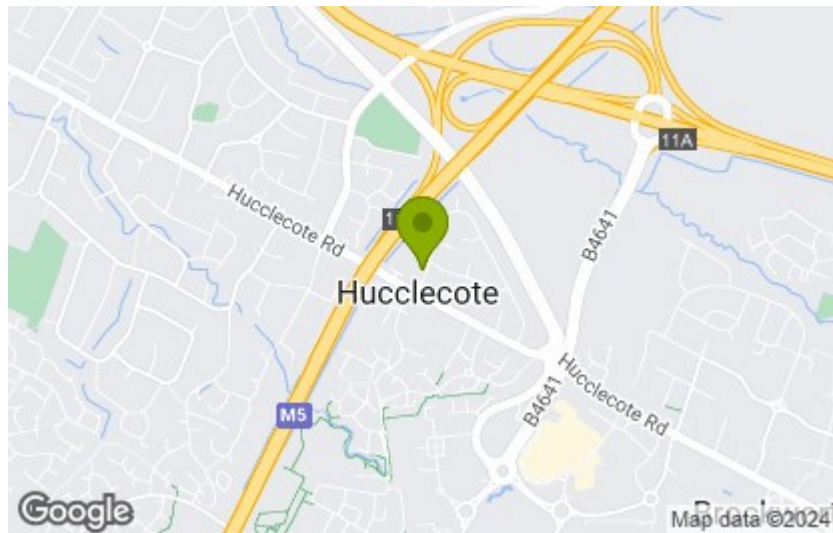


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		53	70
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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