



Flat 21 Sussex Gardens, Gloucester, GL3 3TU

Offers Over £145,000

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.

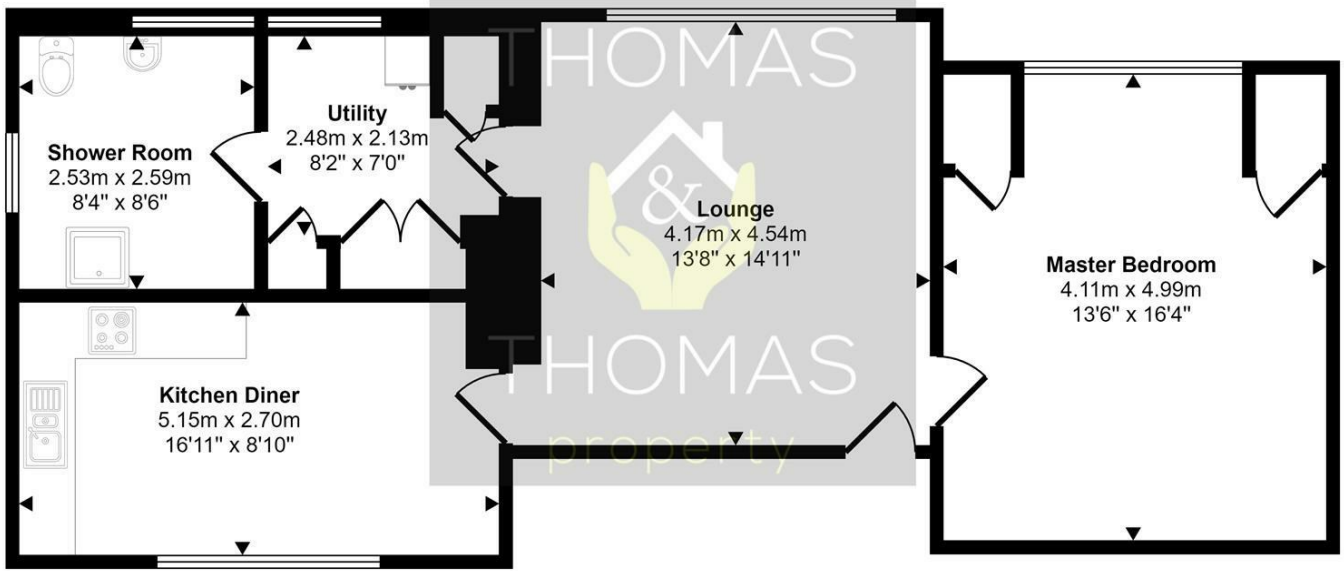
Upon entering the building you are greeted by an impressive spiral staircase leading to the first floor. This apartment is the only occupied residence using this entrance, only shared by the visitor rooms.

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

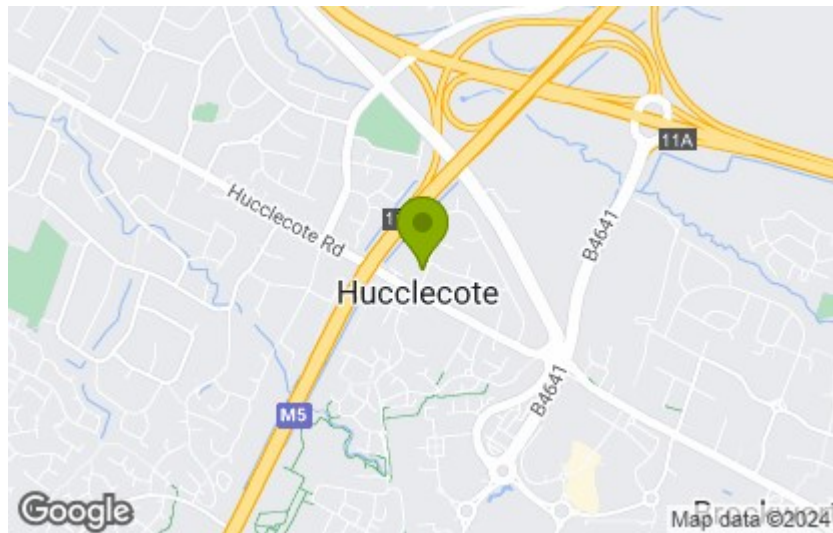


Floorplan

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 ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.