



Llanthony Place St. Ann Way, Gloucester, GL2 5GQ

£3,325

PProperty 19 is a beautiful two-bedroom apartment measuring 861 square feet, ideally located on the first floor boasting a West facing walk out balcony .

The spacious living room is decorated in a natural colour which gives a bright and airy feel, while the fitted kitchen comes complete with integrated appliances.

The master bedroom benefits from a walk in wardrobe fitted with hanging space and shelving units. The large second bedroom could be used as an ideal space for guests or quiet study room, the choice is yours.

Finally, the shower room is complete with slip resistant flooring and a level access shower, a chrome towel radiator and a fitted mirror.

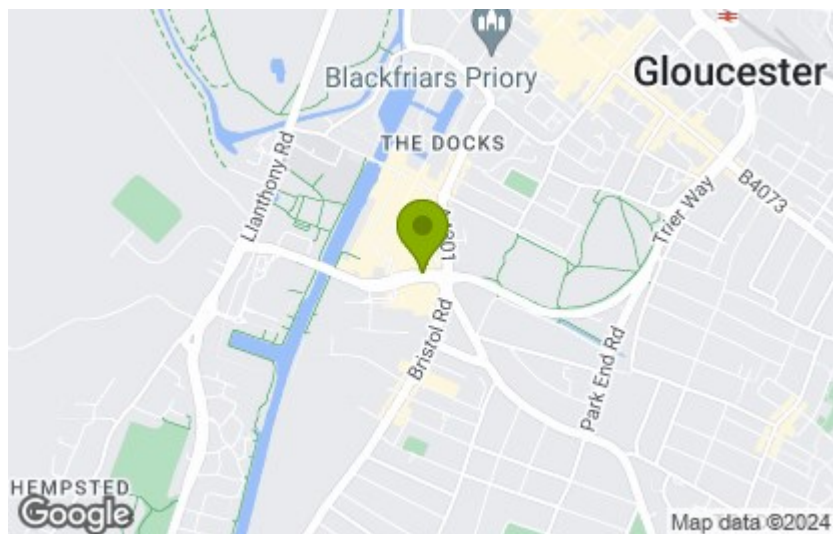
This fantastic apartment comes complete with fitted flooring throughout. Don't miss out, call to find out more today.

- Two Bedrooms
  - Over 70's
  - Balcony
- Immaculate Throughout
  - Central Location
  - Communal Areas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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