



## 33 Victoria House Mayhill Way, Gloucester, GL1 3NW Asking Price £118,000

Charming top-floor apartment offers a perfect blend of modern living and convenience with south facing far reaching views towards Robinswood Hill. Built in 2004, this executive chain-free residence spans an impressive 570 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by a sizeable entrance hall, that leads into a bright and airy open-plan living-dining room, which boasts double aspect windows that fill the space with natural light. The modern fitted kitchen seamlessly integrates with the living area, making it an ideal setting for both entertaining guests and enjoying quiet evenings at home.

The apartment features a generously sized double bedroom, which is serviced by a well-appointed bathroom that includes a separate shower cubicle, ensuring both comfort and privacy.

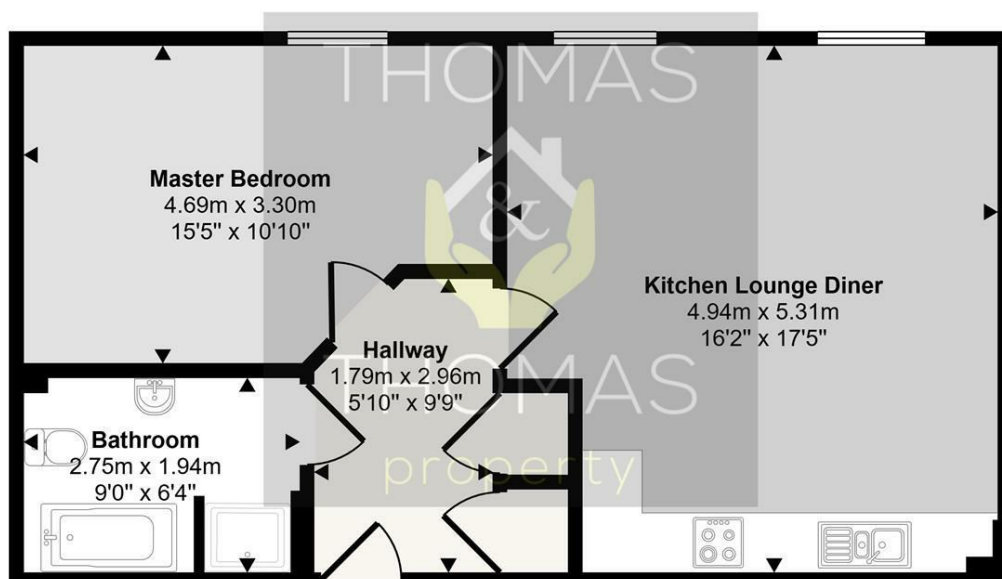
One of the standout features of this property is the allocated parking space, which adds a layer of convenience to your daily routine. Additionally, residents can take advantage of the extensive, mature communal gardens, perfect for leisurely strolls or simply unwinding in a tranquil outdoor setting.

Situated on the edge of Gloucester city centre, this apartment offers excellent access to Gloucester General Hospital and various commuter routes, making it an ideal choice for professionals and those seeking a vibrant urban lifestyle.

This property presents a wonderful opportunity for anyone looking to enjoy modern living in a well-connected location. Don't miss your chance to make this delightful apartment your new home.

- Charming top-floor chain free apartment.
- Open-plan living-dining room.
- Modern fitted kitchen that seamlessly integrates with the living area.
- Generously sized double bedroom.
- Bathroom that includes a separate shower cubicle.
- Allocated parking space & extensive, mature communal gardens.

Approx Gross Internal Area  
52 sq m / 563 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		70	79
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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