



8 Ribston Hall 15, Spa Road, Gloucester, GL1 1UY

Asking Price £220,000

Located on the top floor within this stunning period building, is this three double bedroom duplex apartment.

Ribston hall is steeped in history and was converted sometime ago from what was then used as Ribston High School, to what is now, sympathetically converted apartments. Apartment 8 is one of the larger apartments and has accommodation arranged over two levels. On the apartments first level you will find its lounge, open plan with its spacious kitchen area, bedroom 2 and a bathroom.

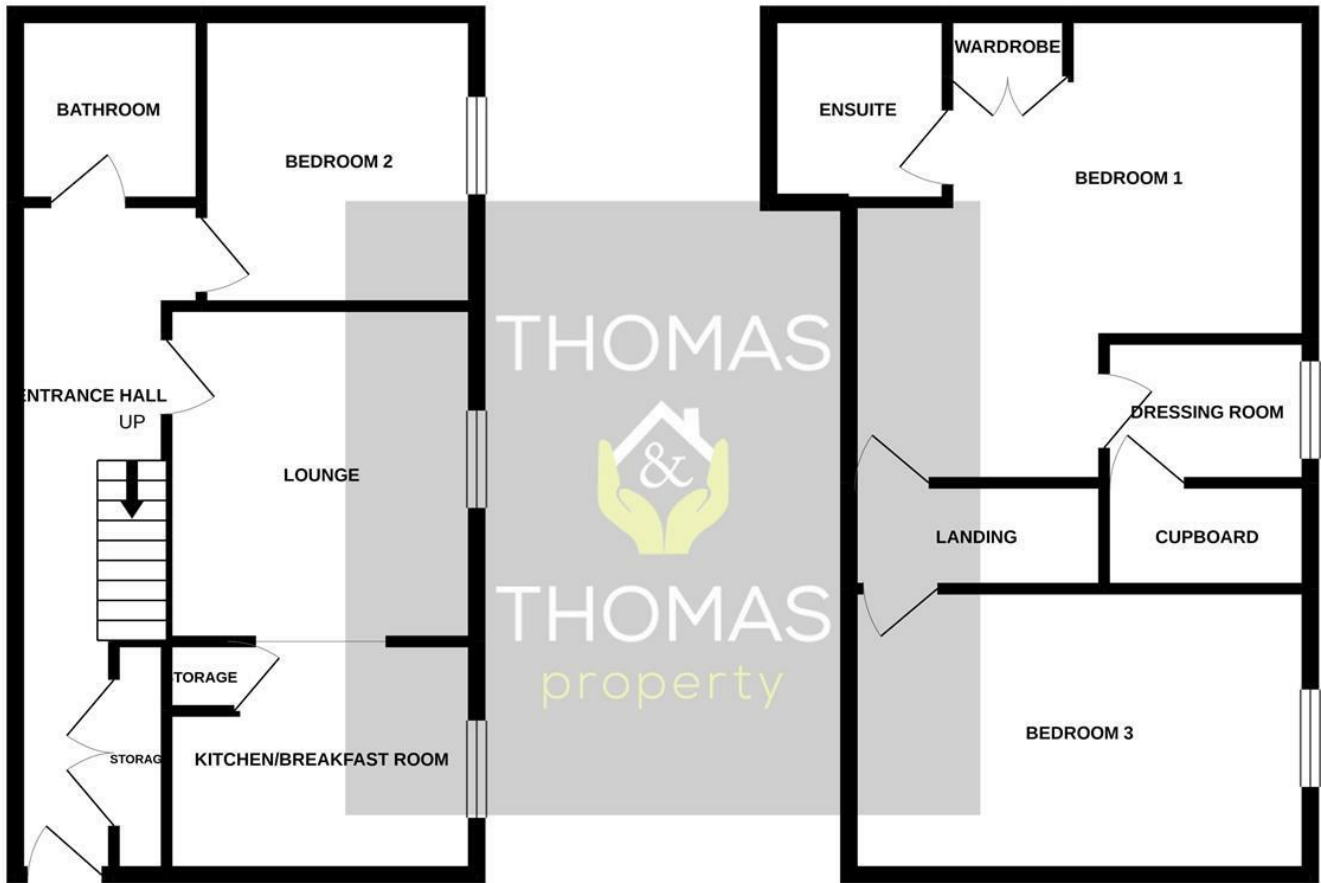
Upstairs continues to offer two further double bedrooms where the master benefits from a dressing area, storage and en-suite facilities.

Further benefits include allocated parking and the apartment is available with no onward chain.

- Three Bedrooms
- En-Suite To Master
- Top Floor Duplex
- Allocated Parking
- Central Location
- No Onward Chain

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

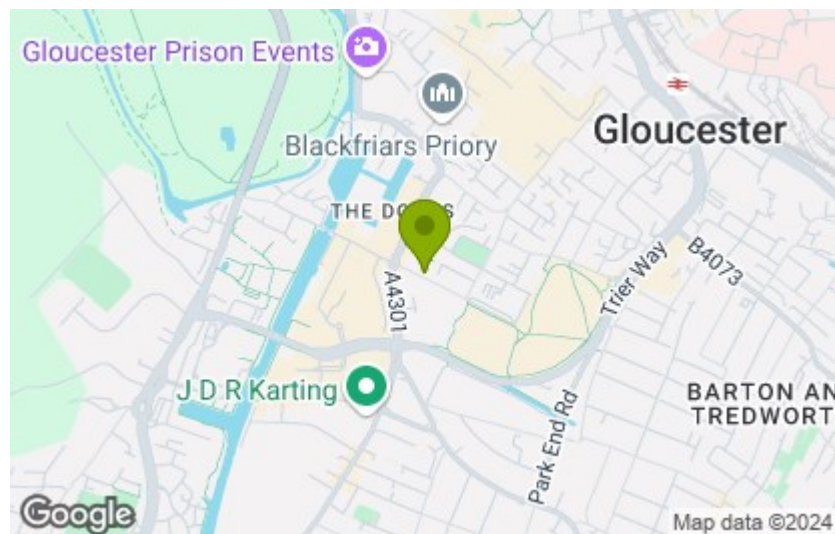


TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 72 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 72 |
| (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 | |



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