



## 23 Grosvenor Court

365 Byres Road | | Glasgow | G12 8AU

Fixed Asking Price £105,000

**moving**

ESTATE AGENTS

## Key features

- Modern One-bedroom flat in central West End location
- Located on Byres Road
- Fantastic views to the West and East
- Private allocated car parking space
- Electric Heating
- Double Glazing
- Council Tax Band C

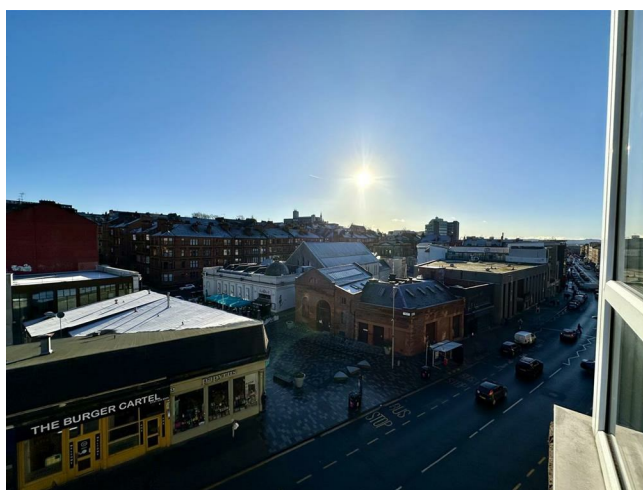
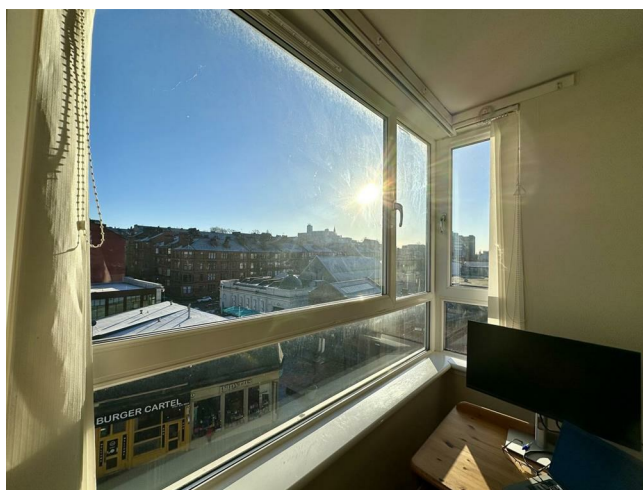
## Description

**\*\* FIXED PRICE - £5,000 BELOW HOME REPORT \*\***

This is a modern one-bedroom flat located in a very central position in the heart of the West End of Glasgow. It is located on the third floor directly above a Waitrose store and comes with its own dedicated car parking space. The property is Leasehold with 71 years remaining in the lease.

The property is presented in good condition and would suit a range of buyers including first-time buyers and buy-to-let investors.

## Directions

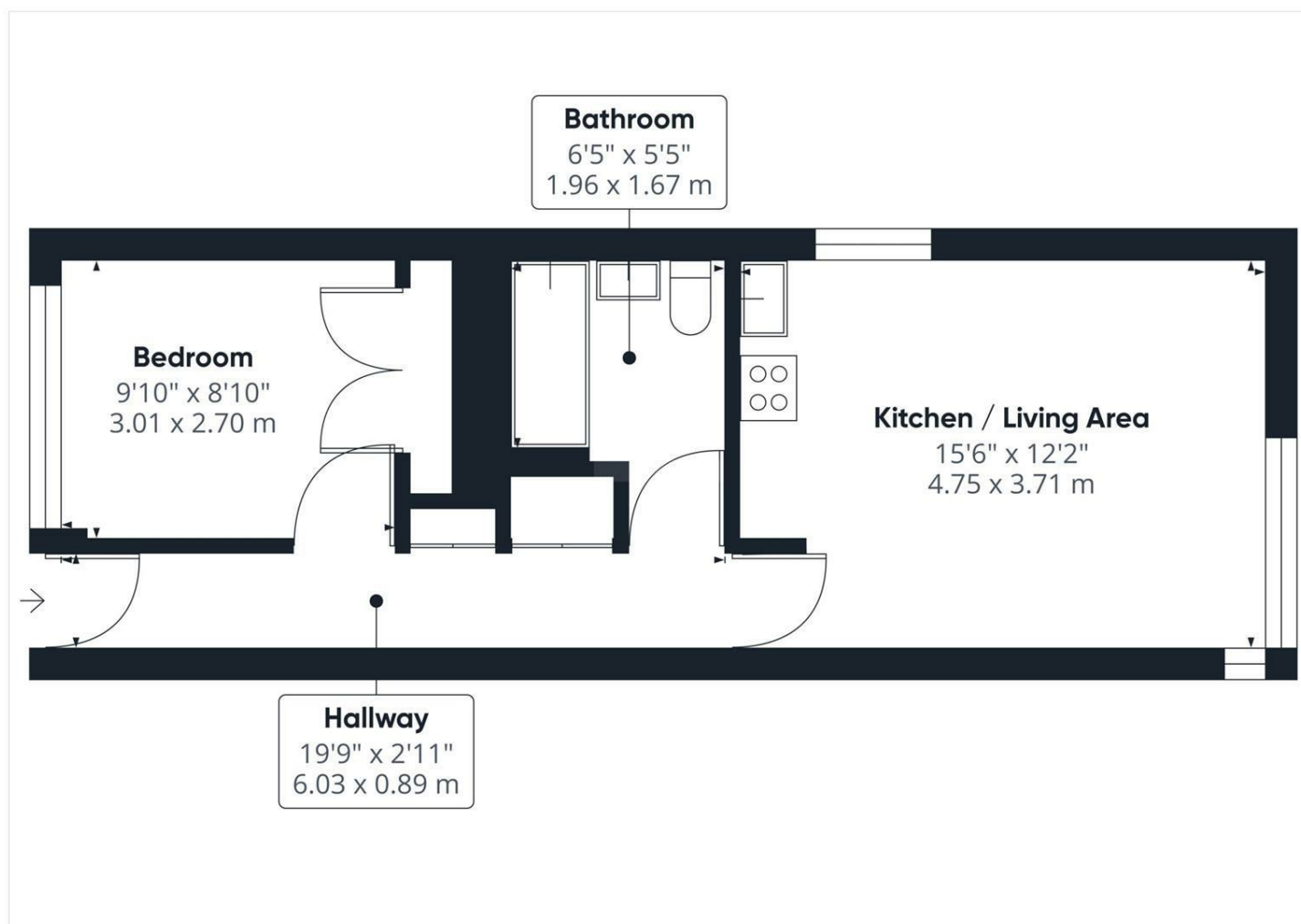


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## Floor plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>65</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>Scotland</b>		EU Directive 2002/91/EC	

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