



## Walkinshaw Court Walkinshaw Court, Gloucester, GL1 3EZ

**Asking price £123,500**

\*\*\*Investors only\*\*\*

CityRise is thrilled to present a beautifully presented 2-bedroom apartment situated in the heart of Gloucester. It is strategically located in a thriving urban centre with easy access to amenities, public transportation, and key landmarks.

The apartment appeals to a broad tenant profile, including young professionals, couples, and individuals seeking a modern and well-connected living space. It comprises an open-plan kitchen-living space, two spacious bedrooms, a modern bathroom and en-suite.

Gloucester seamlessly combines rich history with ambitious urban development plans. The city is famous for its stunning cathedral, Victorian docks, and thriving waterfront regeneration projects. The city's ongoing infrastructure improvements, such as the regeneration of the Kings Quarter and the redevelopment of Gloucester Railway Station, indicate a promising future for the local property market.

About CityRise



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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