



R B WALTERS ESTATE AGENTS

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## The Crescent, Gloucester, GL1 3LF.

Use This Section to Record Your Own Personal Property Notes -

**Chain Free**

**Allocated Parking**

**Ideal First Time or Investment Purchase**

**Open Plan Living**

**Upper Floor Flat**

**Two Bedrooms**

**Close to Hospital, Train Station and City Centre**

**Additional Visitor Parking**

**£125,000**

# The Crescent, Gloucester, GL1 3LF.

£125,000

Being offered for sale with NO ONWARD CHAIN this upper floor flat is located very close to the CITY CENTRE, TRAIN STATION and HOSPITAL and has allocated parking.

This uniquely identifiable development of apartments in this Grade II listed building is an ideal first time or investment purchase and provides a great position for those needing to commute or limit the use of their car. The apartment has a large open plan kitchen and living room with 2 bedrooms and a bathroom and has been competitively priced to reflect there is some updating required.

### Lease Information

The lease commenced in 2019 for a period of 999 years and has 995 years remaining. The current ground rent is £160 per annum and the annual service charge is £2300 per annum.

### Services

- Electric Heating
- Mains Electric
- Mains Water (not metered)
- Mains Drainage
- Superfast Fibre Broadband Available

### Entrance Hall

**Open Plan Living Room/Kitchen** 20' 1" x 15' 10" (6.12m x 4.82m)

**Bedroom** 12' 4" x 7' 10" (3.76m x 2.39m)


**Bedroom** 11' 8" x 8' 9" (3.55m x 2.66m)

**Bathroom**

**OUTSIDE**

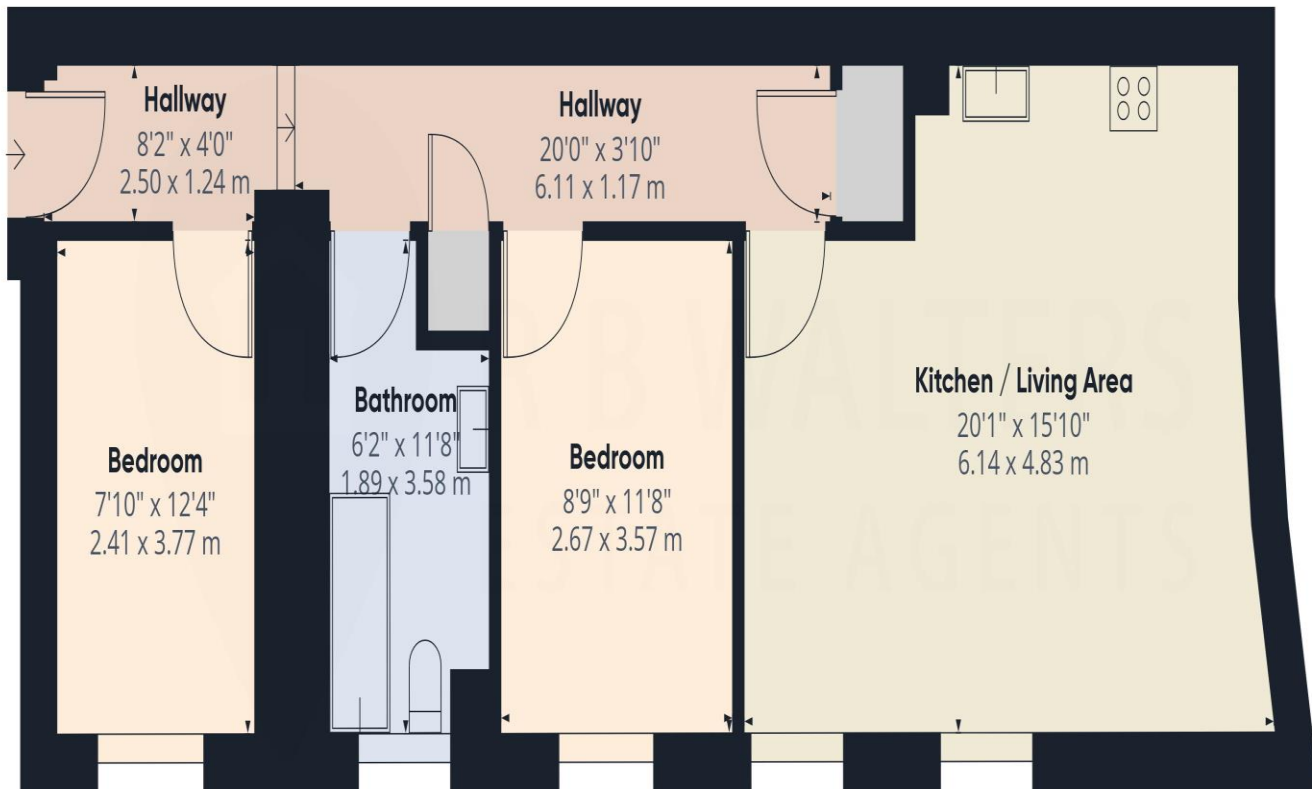
**Allocated Parking Space**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area<sup>(1)</sup>

684.11 ft<sup>2</sup>

63.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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