



**R B WALTERS**  
ESTATE AGENTS



**R B WALTERS**  
ESTATE AGENTS

*The Crescent, Gloucester,  
Gloucestershire, GL1 3LF.*

*£135,000*



Being offered for sale with no onward chain this spacious and well presented 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 double bedrooms and a bathroom and is ready to move into having been recently redecorated.

### Lease Information

The lease commenced in 2002 for a period of 999 years and has 977 years remaining. The current ground rent is £160 per annum and the annual service charge is £2280 per annum.

### Services

Electric Heating

Mains Electric

Mains Water (not metered)

Mains Drainage

Superfast Fibre Broadband Available

### Hallway

### Open Plan Living Room / Kitchen

20' 1" x 15' 8" (6.12m x 4.77m)

### Bedroom

11' 11" x 9' 3" (3.63m x 2.82m)

### Bedroom

11' 2" x 8' 5" (3.40m x 2.56m)

### Bathroom

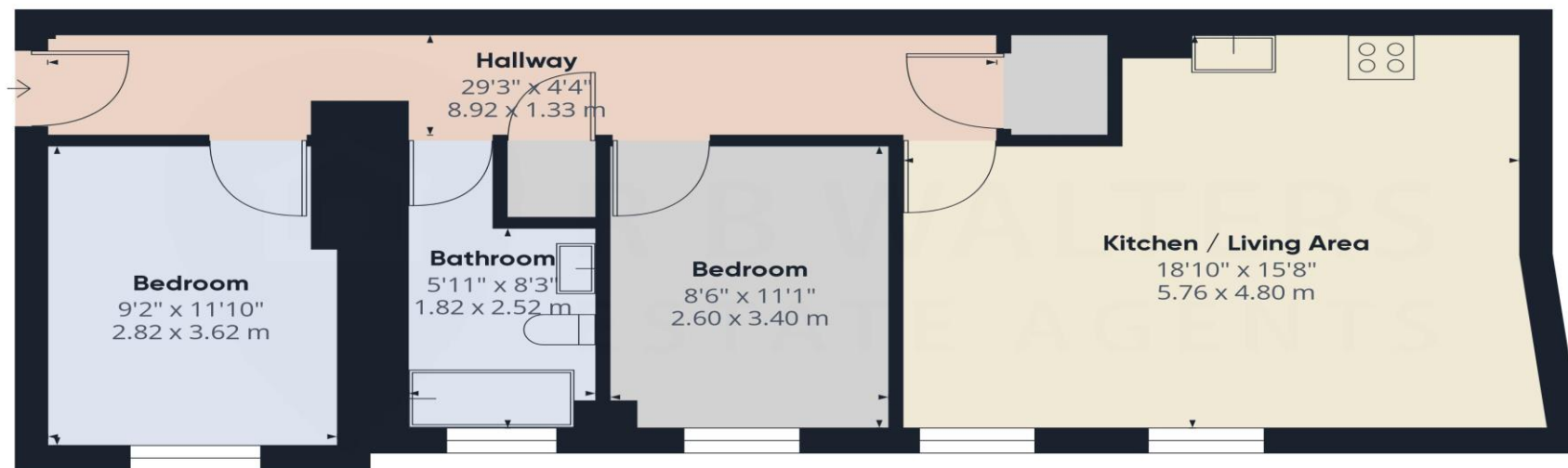
11' 2" x 6' 0" (3.40m x 1.83m)

### OUTSIDE

### Allocated Parking







**Approximate total area<sup>(1)</sup>**  
673.4 ft<sup>2</sup>  
62.56 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

R B Walters Estate Agents Office  
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL  
enquiries@rbwalters.co.uk  
www.rbwaltersestateagents.co.uk