



Gilda Parade, Whitchurch

Offers Over £270,000

- **Energy Rating - D**
- **Substantial Flat**
- **Utility Room**
- **Good Size Kitchen**
- **Balcony**

- **Three Bedrooms**
- **Bigger Than Average Garage**
- **En Suite**
- **Terraced Courtyard**
- **Newly Decorated Throughout**

Greenwoods are delighted to present this substantial three-bedroom flat, situated on Gilda Parade in Whitchurch. The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with a feature fireplace, a bright and airy kitchen with built-in appliances, a utility room, two double bedrooms ( one with an en-suite toilet and shower), a well-proportioned third bedroom, and a generous bathroom with a separate shower cubicle.

Additional highlights include a larger-than-average garage, capable of accommodating two cars, a sunny terraced courtyard garden, UPVC double glazing, gas central heating, and a balcony.

Gilda Parade offers a convenient array of shops, including a convenience store, a charity shop, and a café. Located just off the A37, it provides excellent transport links to the city center, with bus stops along the way, while also offering easy access to serene countryside surroundings.

This property is ideally situated for local shops, schools, bus routes, and other amenities.

Contact Greenwoods today to arrange your viewing!

Lounge 17'7" x 16'7" (5.37 x 5.08)

Kitchen 13'3" x 11'5" (4.05 x 3.5)

Bathroom 8'3" x 8'1" (2.54 x 2.47)

Utility Room 7'9" x 6'1" (2.38 x 1.86)

Bedroom One 13'6" x 11'11" (4.12 x 3.65)

En Suite 8'3" x 3'4" (2.53 x 1.04)

Bedroom Two 11'11" x 11'7" (3.64 x 3.54)

Bedroom Three 8'5" x 8'11" (2.59 x 2.72)

Council Tax Band - A

Tenure - Leasehold

105 years remaining

Ground Rent - £0

Service Charge - £900 PA













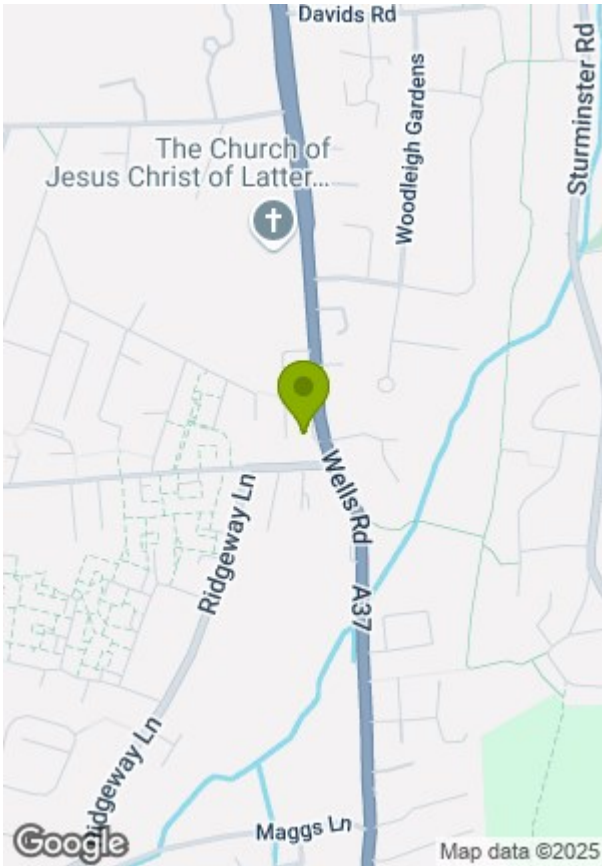








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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