



The Crescent, Gloucester GL1 3LF
£159,950



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• Spacious two double bedroom penthouse style apartment • Generous open plan living accommodation • Modern white suite bathroom & en-suite shower room • Far reaching views towards Robinswood Hill • Allocated parking space with potential for two vehicles • Conveniently located within close proximity of Gloucester Royal Hospital • Potential rental income of £1,000 pcm • EPC rating E54 • Gloucester City Council - Tax Band B (£1,662.93 per annum)

£159,950



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious entrance hallway provides access to both bedrooms, family bathroom, living area and to a built-in storage cupboard.

Living Room / Kitchen

The spacious living area benefits from an abundance of natural light streaming through from the three windows offering views towards Robinswood Hill in the distance. The room offers space for both living and dining areas if required. The kitchen itself boasts ample worktop and storage space with integrated hob and oven as well as plumbing for an automatic washing machine alongside space for a dishwasher if required.

Bedroom One

Double bedroom with window overlooking the rear aspect and access to the en-suite shower room.

En-Suite

Modern tiled en-suite shower room comprising of w.c, wash hand basin with storage below, walk-in shower cubicle and window overlooking the rear aspect.

Bedroom Two

Double bedroom with windows overlooking the side and rear aspects.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and large wall mounted mirror.

Outside

Externally the property benefits from communal garden space offering seating if required. The property also comes complete with an allocated parking space, big enough for two vehicles potentially, and also a permit for visitor parking in the communal parking area.

Location

Within the heart of the historic Gloucester, close to the Royal Hospital, The Crescent is ideally located for easy access to the city alongside those looking commute through bus routes and the train station, housing a direct line to London Paddington. With a range of local amenities along London Road to include a general store, pub, hairdressers and service station, whilst additional superstores can be located throughout the city alongside both primary and secondary schooling.

Material Information

Tenure: Leasehold property with 995 years remaining on the lease. Ground rent of £160 per annum is payable to E&M Management whilst a service charge of £2,300 per annum is payable to First Port. All charges are reviewed every 6 months. Grade II listed building (Information correct as of 11/3/24).

Local authority and rates: Gloucester City Council - Tax Band B (£1,662.93 per annum),

Electricity supply: Mains

Water supply: Mains

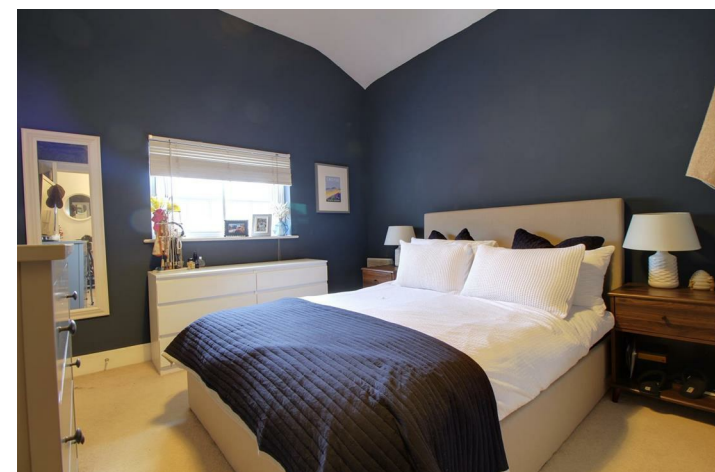
Sewerage: Mains

Heating: Electric

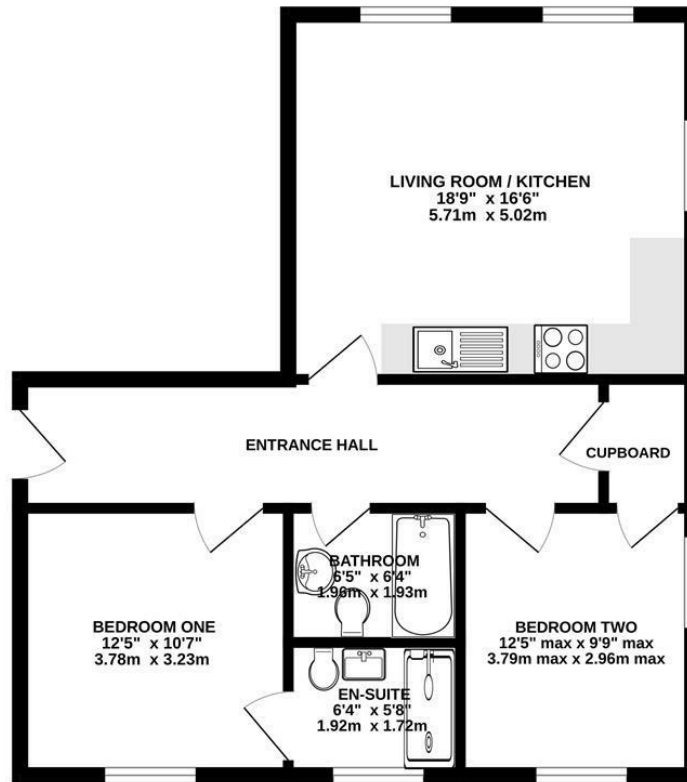
Broadband speed: Basic 9 Mbps, Superfast 32 Mbps - Highest available download speed.

Mobile phone coverage: EE, Vodafone, Three, O2.

Please note the owner has installed secondary glazing on all windows throughout the property.



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

