



The Crescent, Gloucester GL1 3LF
£152,500



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- Two double bedroom apartment
- Generous open plan living accommodation
- French Doors from the living room provide a second private entrance
- Excellent first time buy or investment property
- Allocated parking space
- Conveniently located within close proximity of Gloucester Royal Hospital
- Potential rental income of £895pcm
- EPC Rating E54
- Gloucester City Council - Tax Band B (£1662.93 per annum)



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 and kitchen/ Living room.

Kitchen/ Living Room

The room offers space for both living and dining areas if required. The kitchen itself boasts ample worktop and storage space with integrated hob, oven, fridge/freezer and washing machine. The spacious living area benefits from an abundance of natural light streaming through the window and French doors providing access to the front of the property.

Bedroom One

Double bedroom with windows overlooking the front aspect,

Bedroom Two

Double bedroom with windows overlooking the front aspect.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment over.

Outside

Externally the property benefits from communal garden space offering seating if required. The property also comes complete with one allocated parking space.

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 981 years remaining on the lease. Ground rent of £150.00 per annum and service charge of £2267.00 per annum is payable to First Port Property Services. All charges are reviewed annually. Grade II listed building (Information correct as of 16/08/2024)

Local authority and rates: Gloucester City Council - Tax Band B (£1662.93 per annum)

Electricity supply: Mains

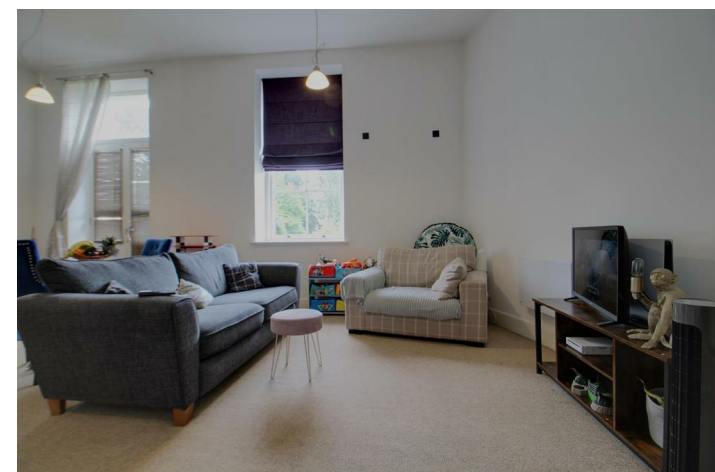
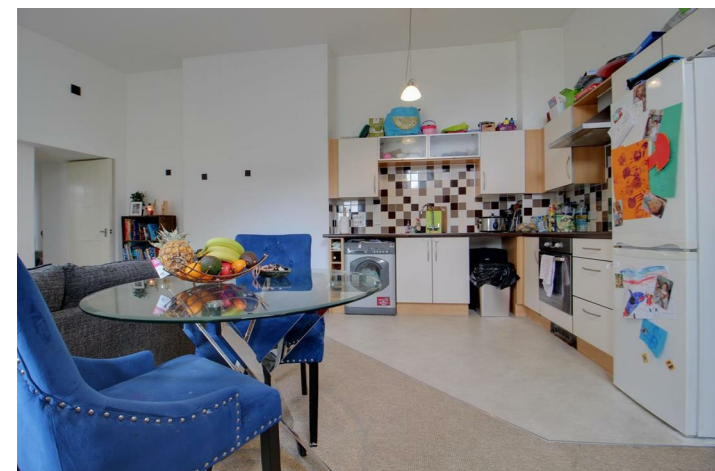
Water supply: Mains

Sewerage: Mains

Heating: Electric

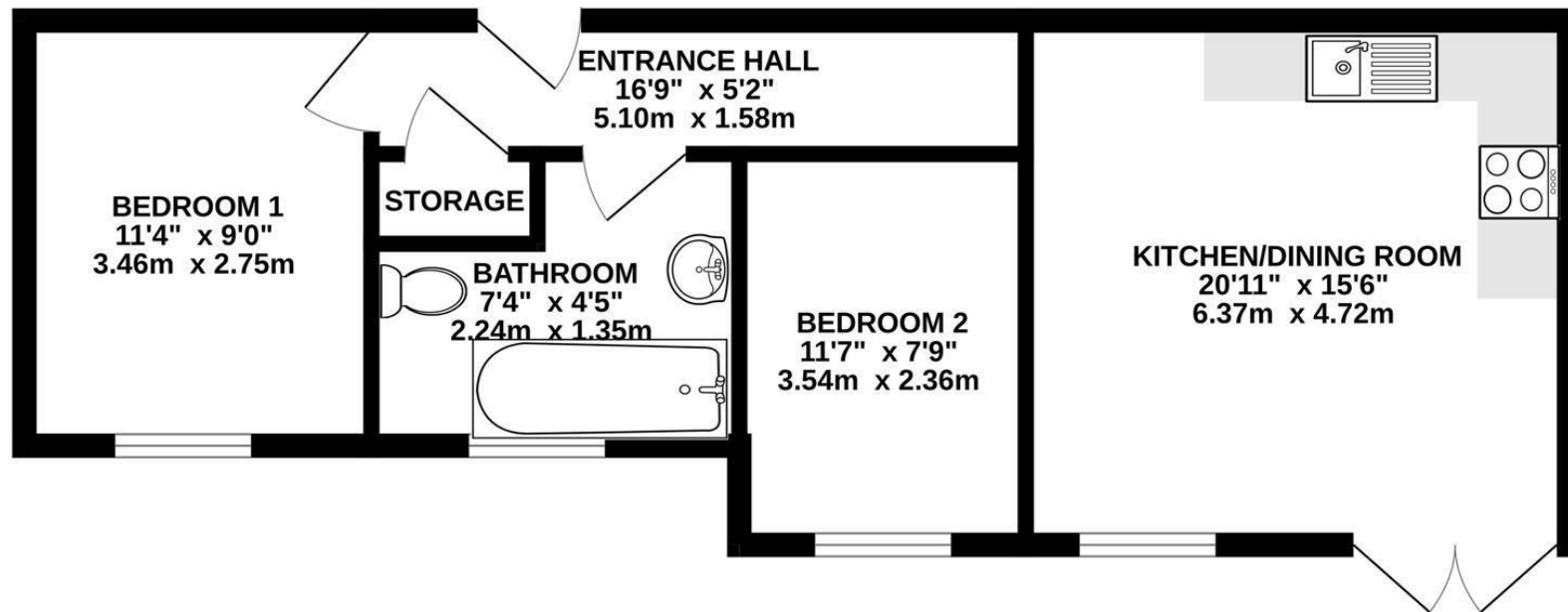
Broadband speed: Basic 9 Mbps, Superfast 34Mbps - Highest available download speed.

Mobile phone coverage: EE, O2, Vodafone.



GROUND FLOOR

432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.2 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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