



4 Saunders Court, Barnwood Road, Gloucester, GL4 3DT

OIEO £190,000

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Farr & Farr Sales Lettings 

**4 Saunders Court, Barnwood Road,
Gloucester, GL4 3DT**

OIEO £190,000

A lovely ground floor apartment in this small and highly sought after development. This beautifully presented property boasts two generously-sized bedrooms, including a master bedroom with an ensuite shower. There's a modern family bathroom for added convenience. The open-plan lounge, dining, and kitchen area creates a spacious and inviting atmosphere, perfect for entertaining or relaxing. Additional features include electric underfloor heating and double glazing throughout. The property benefits from communal gardens and comes with allocated parking for your convenience. Saunders court is a small and popular development built in 2018 situated just over a mile to the east of Gloucester city Centre excellent local shopping is close by and access to the M5 and Cheltenham is only a short drive. Flat four being on the ground floor is one of the largest in the development and has been beautifully Maintained in the current ownership and offer as well planned and light accommodation. Both bedrooms are of a good size, the master has its own ensuite there is a family bathroom and of a lounge/dining/kitchen is double aspect and of a good size. The property also benefits from underfloor heating to the exterior attractive communal gardens and allocated parking.

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Communal entrance halls:

Communal entrance halls with entry phone system.

Hall:

Ceiling spotlights. Under floor heating controls. Large cloaks cupboard with consumer box.

Lounge/Kitchen/Diner: 19' 8" x 13' 4" (5.99m x 4.06m)

Windows to both the front and side. TV point. Underfloor heating controls. Kitchen area, very well equipped with single drainer stainless steel sink unit set into worktops with cupboards and drawers. Built-in dishwasher. Washing machine. Oven and hob with stainless steel back plate and concealed cooker hood. Built-in fridge and freezer. Spotlights. Vinyl floor.

Bedroom One: 13' 9" x 9' 1" (4.19m x 2.77m)

Under floor heating controls. Built-in wardrobes to either side of the bed and above. Ensuite shower with large shower cubicle with Myra electric shower. Fully tiled splashback and glazed sliding door. Wash hand basin. Low-level WC with concealed system. Tiled floor. Vertical heated towel rail/radiator. Extractor fan. Shaving point. Inset ceiling spotlights.

Bedroom Two: 10' 1" x 8' 4" (3.10m x 2.55m)

Under floor central heating controls. Cable point.

Bathroom:

Panelled bath with mixer taps and shower attachment with tiled splashback. Hand basin. Low-level WC with concealed system. Shaver point. Extractor fan. Inset ceiling spotlights and vertical heated towel rail/radiator.

Exterior:

Communal gardens and grounds to both the front and rear. The gardens are well landscaped. Bike store and bin store. Allocated parking space.

Agents Note:

EPC: B-83

COUNCIL TAX: B

Lease 125 yrs from 2018

Ground rent is £150 per annum

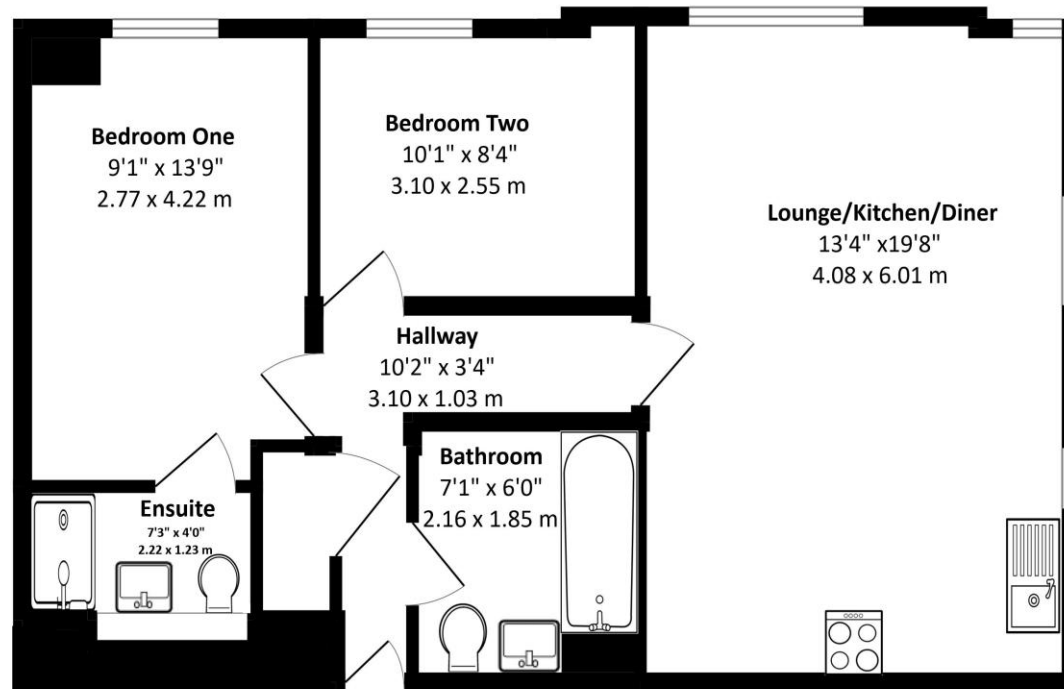
Insurance Approx. £308

Service charges Approx. £800 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.9 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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