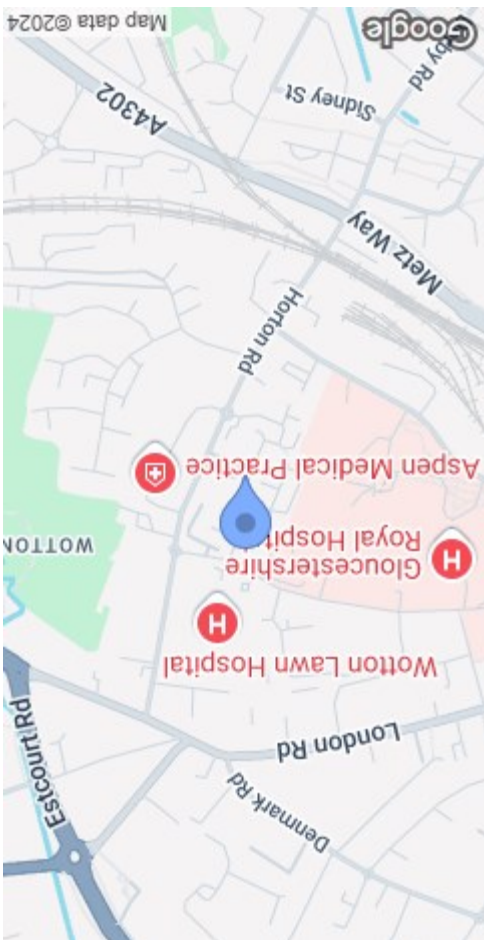




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



63 The Crescent  
 Gloucester GL1 3LF

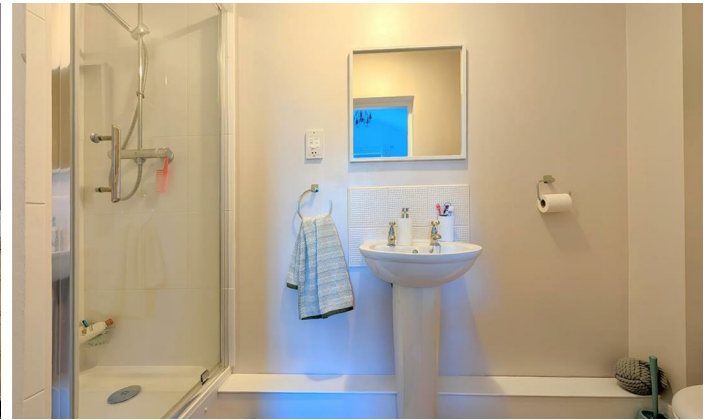
**£165,000**

Chain free beautifully presented Grade II listed two double bedroom first floor apartment that has a 16ft lounge with Georgian sash windows and barrelled ceilings, bedroom one with an en-suite shower room and allocated off road parking.

Accommodation comprises hallway, lounge, kitchen, bedroom one with an en-suite shower room, bedroom two and the family bathroom.

Outside there are lovely communal gardens and allocated off road parking.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Front door leads into:

#### **ENTRANCE HALLWAY**

Wall mounted electric heater, intercom system, cloaks hanging space, airing cupboard with a hot water cylinder and shelving, telephone point, two Georgian style sash windows to rear elevation overlooking the surrounding area.

#### **LOUNGE**

16'8 x 11'4 max (5.08m x 3.45m max)

Two wall mounted electric heaters, tv point, double barrelled ceiling, two Georgian style sash windows to front elevation overlooking the communal gardens.

#### **KITCHEN**

9'2 x 7'4 (2.79m x 2.24m )

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, space for a fridge/freezer, plumbing for an automatic washing machine and dishwasher, extractor fan, Georgian style sash window to rear elevation overlooking the surrounding area.

#### **BEDROOM 1**

11'5 x 8'8 max (3.48m x 2.64m max)

Wall mounted electric heater, tv point, barrelled ceiling, Georgian style sash window to front elevation, through to:

#### **EN-SUITE SHOWER ROOM**

11' x 3'4 max (3.35m x 1.02m max)

Shower cubicle and unit, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, wall mounted electric heater, extractor fan.

#### **BEDROOM 2**

7'8 x 7'4 (2.34m x 2.24m)

Barrelled ceiling, Georgian style sash window to front elevation overlooking the surrounding area.

#### **BATHROOM**

8'4 x 7'4 max (2.54m x 2.24m max)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, extractor fan, Georgian style sash window to rear elevation.

#### **OUTSIDE**

There are well maintained communal garden areas and allocated off road parking.

#### **SERVICES**

Mains water, electricity and drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

#### **TENURE**

Leasehold.

#### **LEASE**

999 Years from 1st January 2002.

#### **GROUND RENT**

£150.00 Per Annum.

#### **MAINTENANCE CHARGES**

£2,400 Per Annum.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Painswick Road roundabout proceed towards the city centre and at the traffic lights turn right into Derby Road, over the train tracks onto Horton Road and approaching the mini roundabout turn left into Mayhill Way then left into Pillowell Drive then left to the rear of the property where no 63 can be found straight ahead of you.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

