

## Apartment 8 Fitzhardinge House, Berkeley,

£925 PCM



Superior two bedroom top floor apartment in town centre location, offering a perfect blend of modern living and historic charm. Accommodation comprises of entrance hall, open plan kitchen/lounge/diner with built in appliances, utility area, two well-appointed double bedrooms, shower room and spacious landing area. Further benefits include communal gardens, gas central heating, allocated parking and character features. Energy Rating C. Council Tax Band A.

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# Apartment 8 Fitzhardinge House, Berkeley, GL13 9FD

## Situation

This attractive period property is located in this popular historic town centre which is famous for its Castle and the Jenner museum. The attractive town centre has a range of local retailers along with library, doctors surgery and primary school. Berkeley town is well placed for access to the adjoining towns of Thornbury and Dursley, both have a wider range of shopping facilities along with leisure facilities including swimming pool, golf courses and gyms. Cam/Dursley 'Park and Ride' railway station is within a ten minute drive which provides easy access to Gloucester, Bristol and Cheltenham and onward connections to the National Rail Network. The town is also well placed for access to the A38 and M5/M4 motorway network.

## Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## Communal Hallway

Tiled flooring, front and rear access.

## Entrance Hall

Accessed via period front door with intercom system, a large reception hall with tiled floor, sash window.

## Stairs to Top Floor

Carpeted flooring, timber beams.

## Kitchen/Lounge/Diner

Kitchen area comprises of range of modern fitted wall and base units with laminated work surfaces over incorporating inset sink unit, induction hob, integrated dishwasher, integrated fridge, built in oven, raised utility area off kitchen with washing machine, work surface over, window to rear and radiator.

## Bedroom One

Double bedroom with carpeted flooring, timber beams, two skylights.

## Bedroom Two

Double bedroom with carpeted flooring, window.

## Shower Room

Low level suite comprising of pedestal wash hand basin, low level wc, shower cubicle and extractor fan.

## Externally

There is a good sized communal garden and the property has one allocated parking space.

## Agents Note

Available Date: 5th April 2025

Minimum Tenancy Length: 12 months

Deposit: £1067

Council Tax Band: A

Energy Rating: C

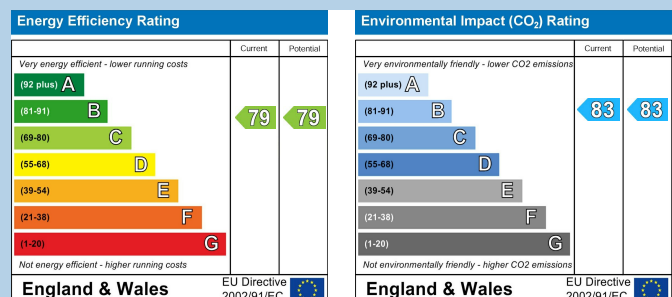
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Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Gas and Electric Meters and Water Meter

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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