



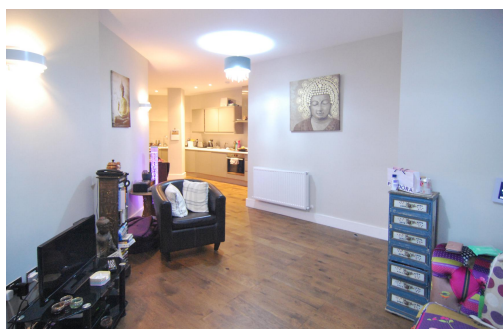
Flat 8, Fitzalan House, Park Road, Gloucester, GL1 1LW

£139,950

Ref: LG24511

A RECENTLY DEVELOPED GROUND FLOOR APARTMENT OF GOOD AND INTERESTING PROPORTIONS

Fitzalan House is situated in a highly convenient position on the edge of the City close to both the park, Cathedral, the centre and exciting Docklands development at the Quays. Number 8 has been very well maintained and offers interesting accommodation on the ground floor with a good sized open plan kitchen/living room as well as a bedroom and well fitted bathroom



ACCOMMODATION

COMMUNAL HALLS

Entry phone system to front door.

ENTRANCE HALL

High quality flooring. Wall thermostat.. Double radiator. Inset ceiling spotlights.

SITTING ROOM/KITCHEN 30' 0" x 13' 6" (9.14m x 4.11m)(Max)

Sitting area with two double radiators. Window. High quality flooring. Built in shelved store cupboard/boiler cupboard with gas fired central heating boiler. Kitchen area (triangular). Very comprehensively fitted with inset single drainer steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. High quality flooring. Built in hotpoint oven with four ring gas hob and stainless steel extractor hood. Built in fridge and freezer. Built in washing machine. High cupboard. Inset ceiling spotlights.

BEDROOM 13' 7" x 8' 2" (4.14m x 2.49m)

Double radiator. Two wall light points.

BATHROOM

Very well fitted with white suite of panelled bath with double headed stainless steel shower. Tiled splashbacks and glazed screen. Low level W.C with concealed cistern. Vanity unit with drawers below. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator.

AGENTS NOTE

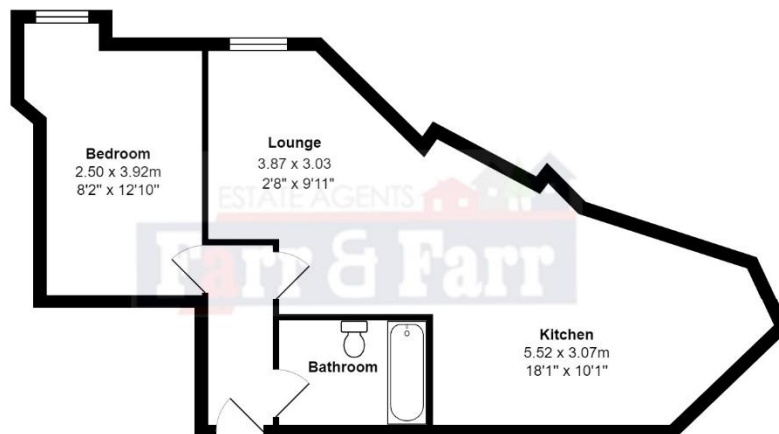
EPC: C-78

COUNCIL TAX: A

Lease: 117 years remaining

Ground Rent: £100PA

Maintenance Charge: £1,297.76 PA



Approx Total Area: 48.2 m² ... 519 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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