



50 Finsbury House, Pillowell Drive, Gloucester, Gloucestershire, GL1 3LZ

£137,500

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Farr & Farr Sales Lettings 

50 Finsbury House, Pillowell Drive,
Gloucester, Gloucestershire, GL1
3LZ

£137,500

A VERY GOOD THIRD FLOOR APARTMENT IN
THIS WELL AND EFFICIENTLY RUN BUILDING.

Finsbury House is a popular residential development of apartments that is run efficiently by its Management Company. Internally, it comprises an open plan sitting room and kitchen, bathroom and two well-proportioned bedrooms. It is heated throughout by centrally controlled electric radiators, has double glazing and an externally allocated parking space, as well as benefiting from a lift to all floors thus making it easily accessible.

The property is situated in a very convenient position for the city centre hospital and access to the motorway and Cheltenham.

NO ONWARD CHAIN

www.farrandfarr.co.uk

Entrance

Communal Halls with stairway and lift.

Hall

Good sized hallway. Entry phone. Electric panel radiator. Arch. Good size cloaks cupboard. Airing cupboard with cylinder and time clocks.

Sitting Room / Kitchen 17' 6" x 14' 9" (5.33m x 4.49m)

Sitting area. Two windows. Three electric panelled radiators. TV and cable points. Telephone point. Cove ceilings. Opening to:-

Kitchen Area

Inset one and a half bowl stainless steel sink unit with mixer taps. Cupboards and drawers below. Wall and base units with worktops. Tiled walls. Laminate flooring. Fridge freezer. Washing machine. Built-in oven. Electric hob and extractor hood. Window to the side.

Bedroom One 13' 6" x 10' 7" (4.11m x 3.22m)

Electric wall heater. Triple wardrobe cupboard with mirrored doors. T.V. point.

Bedroom Two 10' 0" x 9' 2" (3.05m x 2.79m)

Electric panel radiator.

Bathroom

Panel bath with mixer taps and shower attachment. Tile splashback. WC. Pedestal washing basin. Vinyl floor. Part tiled walls. Cupboards. Shaver light. Extractor fan. Electric panel radiator.

Parking space for one car.

Agent Notes

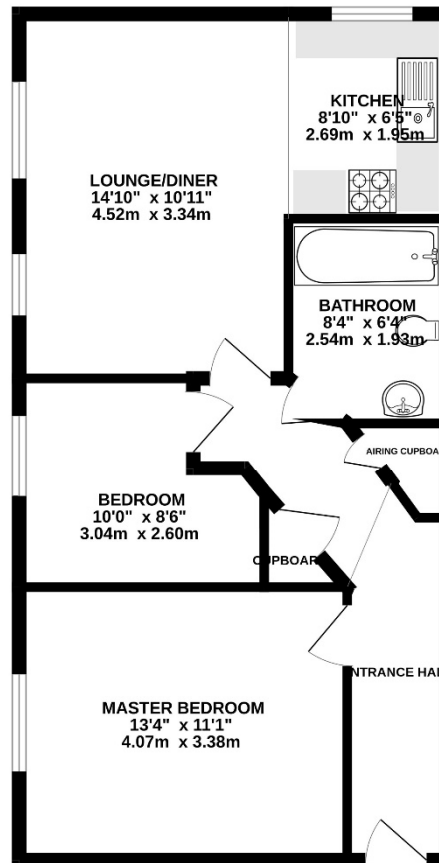
Lease remaining (yrs): 977
Annual Maintenance Charge: £705
Annual Ground Rent: £150

EPC: C-79
Council Tax: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq ft. (52.2 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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These particulars are set out as a general outline and does not constitute an offer of any kind. 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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