



Flat 1, 36 Parton Road, Churchdown, Gloucester, GL3 2AD

£135,000



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Gloucester,
GL3 2AD**

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**A GOOD SIZED ONE BEDROOM GROUND
FLOOR APARTMENT WITH LARGE
COMMUNAL GARDENS**

Parton Road is a popular residential road situated on the edge of Churchdown midway between Gloucester and Cheltenham, all local facilities are close by and access to the M5 is only a very short drive.

Flat 1 is a well maintained and good size ground floor apartment with a separate kitchen and living room, electric heating and double glazing. The exterior benefits from a large communal garden and parking.

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COMMUNAL HALLS

Front door to:-

INNER HALL

High-quality flooring. Consumer box.

SITTING ROOM 13' 9" x 9' 0" (4.19m x 2.74m)

Electric wall mounted radiator. TV point. Window to the front.

KITCHEN 10' 7" x 6' 6" (3.22m x 1.98m)

Comprehensively fitted with 1 and 1/2 bowl single drainer sink unit with mixer taps set to worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine. Space for fridge. Window to the side.

BEDROOM 1 9' 6" x 8' 6" (2.89m x 2.59m)

Wardrobe cupboard. TV point. Electric panelled radiator. Views of the garden.

SHOWER ROOM

Fully tiled shower cubicle with glazed door unit. Wash hand basin with cupboard below. Low level WC. Shaver point. Electric heated towel rail.

EXTERIOR

Parking to the front. Very large level lawned rear gardens, all enclosed by fencing and hedges.

AGENTS NOTE

EPC: E-53

COUNCIL TAX: A

LEASE INFORMATION

Length of lease: 120 years from 1999.
25 years remaining.

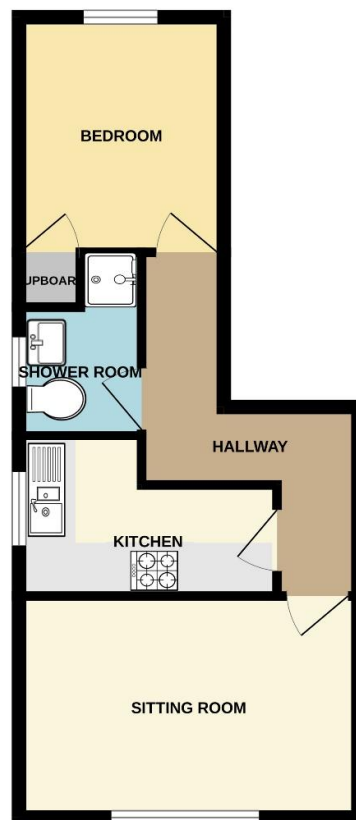
Ground Rent £115.44 every 6 months.

Maintenance Charges: £95pcm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



GROUND FLOOR



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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