



Flat 30 Cathedral Court, London Road, Gloucester, Gloucestershire, GL1 3PL

£85,000

🛏️ | 1    🛋️ | 1    🚿 | 1

  
**Farr & Farr** Sales Lettings 

**Flat 30 Cathedral Court, London  
Road, Gloucester, GL1 3PL.**

**£85,000**

A very good size 2nd floor apartment with wonderful views over the park land.

Cathedral Court is a very popular residential development for the over 55s on the London Road just over half a mile to the east of Gloucester city centre. Transport facilities are on the doorstep and access to both Cheltenham and Gloucester is only a short drive.

Number 30 offers very good size accommodation with the benefits of overlooking London Road and the park beyond.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Entrance Hall**

Airing cupboard with factory lagged cylinder, immersion heater and consumer box.

**Sitting Room** 23' 4" x 10' 9" (7.11m x 3.27m)

Timber fireplace with coal effect electric fire. Night storage heater. Alarm cord. Views of Parkland. Glazed double doors to:-

**Kitchen** 7' 6" x 7' 1" (2.28m x 2.16m)

Well fitted kitchen with single drainer stainless steel sink unit, mixer tap and cupboards and drawers below. Wall and base units with worktops over. Part tiled walls. Vinyl flooring. Built-in oven with four ring electric hob.

Extractor hood. Fridge. Views of the park. Electric wall heater.

**Bedroom** 15' 9" x 2' 0" (4.80m x 0.61m)

Night storage heater. Double wardrobe cupboard with mirrored folding doors.

**Bathroom**

Panel bath with stainless steel glazed shower screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Extractor fan. Electric wall heater.

**Agent Notes**

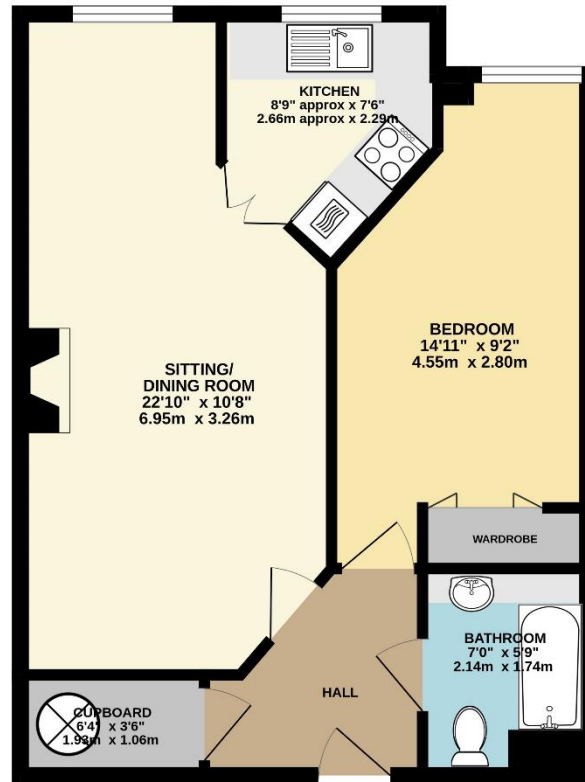
EPC: B

Council Tax: B





GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 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.  
Made with Metropix ©2024



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or 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.

**City Centre**  
2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@farrandfarr.co.uk

**Hucclecote**  
50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@farrandfarr.co.uk

**Longlevens**  
125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@farrandfarr.co.uk

**Lettings**  
40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@farrandfarr.co.uk