



30 Fitzalan House, Park Road, Gloucester, GL1 1LW

OFFERS IN EXCESS OF £140,000

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**Farr & Farr** Sales Lettings 

30 Fitzalan House, Park Road,  
Gloucester, GL1 1LW

**OFFERS IN EXCESS OF  
£140,000**

**A VERY WELL PRESENTED 2 BEDROOM TOP  
FLOOR APARTMENT CLOSE TO  
GLOUCESTER QUAYS**

Fitzalan House is situated in a highly convenient position on the edge of the city centre, close to both the park, Cathedral and a short walk to the ever-popular Gloucester Quays development.

Number 30 has been well maintained in its ownership and offers two double bedrooms with en-suite to the master, open plan kitchen/living space and bathroom. It also benefits from secure off road parking. The property would be ideal for a first time buyer or investor.

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

**ENTRANCE**

Communal entrance which is accessed via a secure entrance with intercom system. Communal lift to all floors.

**Entrance Hall**

Entrance hall providing access to the kitchen/living room, both bedrooms and bathroom.

**KITCHEN/LIVING AREA** 18' 5" x 16' 4" (5.61m x 4.97m)

Open plan kitchen and living. The kitchen benefits from integrated appliances to include fridge, freezer, 4 ring hob with extractor fan, and oven. Plumbing for washing machine. Breakfast bar. Radiator. Double glazed windows. Inset ceiling spotlights. T.V and telephone points. Laminate flooring.

**BEDROOM 1** 14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed windows. Wall mounted lights. Radiator. Door to:-

**EN-SUITE**

Fully tiled walk in shower cubicle with mains shower. Low level W.C. Wash hand basin. Heated towel rail. Shaving point.

**BEDROOM 2** 15' 7" x 8' 5" (4.75m x 2.56m)

Double glazed window. Radiator. Inset ceiling spotlights.

**BATHROOM**

Panelled bath and waterfall shower over. Low level W.C. Wash hand basin with drawers below. Fully tiled walls.

**EXTERIOR**

Secured by gated access, benefiting from an allocated parking space to the rear of the building.

**AGENTS NOTE**

COUNCIL TAX: A EPC: C

**LEASE DETAILS**

From 25th December 2017 to 24 December 2143.

126 years (approx)

120 years remaining

Ground rent £150PA (approx)

Service charge £1300PA (approx)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







## FLOORPLAN TO FOLLOW

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.

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