



Flat 14, The Strand, London Road, Gloucester, GL1 3HT

£139,950

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Farr & Farr Sales
Lettings 

**Flat 14, The Strand, London Road,
Gloucester, GL1 3HT**

£139,950

**A SPACIOUS FIRST FLOOR FLAT ON THE
SOUTH SIDE OF THIS SOUGHT AFTER
BUILDING WITH UNUSUALLY, ITS OWN
ENTRANCE TO THE FRONT**

The Strand is a popular residential development of apartments situated on the Eastern edge of Gloucester city centre within walking distance of all facilities. Good schooling, the hospital and railway station are all very close by.

Number 14 offers light and spacious accommodation and has the unusual benefit of not only having a communal door to the rear but it's own private door to the front and London Road. Internally it is heated by electric, has an ensuite to the main bedroom as well as a family bathroom and to the exterior there is a good size rear carpark with allocated space.

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ENTRANCE HALL

Of a good size with deep airing cupboard with factory lagged cylinder and time clocks with trip switches and hanging space. Telephone point.

SITTING ROOM 15' 4" x 12' 2" (4.67m x 3.71m)

(Max) Windows to the front and side. Electric panelled radiator. Half glazed door to steps to London Road. Arch to:-

KITCHEN 8' 0" x 7' 4" (2.44m x 2.23m)

Well fitted with inset one and a half bowl single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. New flooring. Built-in new stainless steel fronted oven with ceramic hob and stainless steel cooker hood. Under unit spotlighting. Plumbing for washing machine. Space for fridge/ freezer. Views to the front.

BEDROOM 1 16' 7" x 9' 0" (5.05m x 2.74m)

Electric wall heater. Telephone point. TV point.

ENSUITE

Fully tiled shower cubicle with stainless steel shower and folding screen. Low level WC. Pedestal wash hand basin. Part tiled wall. Extractor fan. Shaver light. Electric wall heater.

BEDROOM 2 15' 6" x 7' 0" (4.72m x 2.13m)

Electric wall heater. Telephone point. TV point.

BATHROOM

White suite of panelled bath with stainless steel mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Shaver light. Extractor fan. Electric wall heater.

EXTERIOR

Communal areas including lift. Bin storage. Allocated parking. Shrub beds and borders. Drying area.

AGENTS NOTE

Council Tax: B

EPC: C-71

Lease: 125 Years from 2003

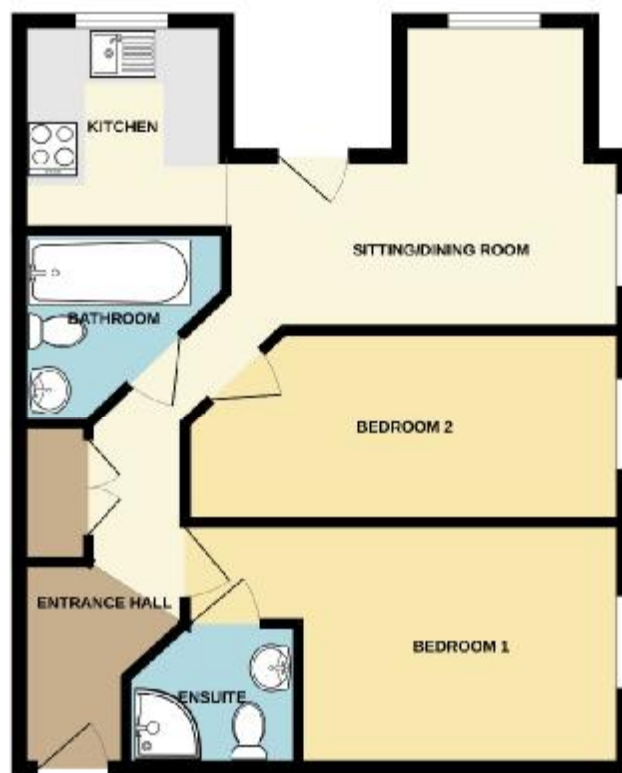
Maintenance: £1200.00 PA

Ground Rent: £125PA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and boundary lines are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The layout, fixtures and fittings shown herein have not been undertaken or guaranteed as to their accuracy or efficiency can be given.
 Made with hesigner 11/2020

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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