



Flat 26, Cathedral Court, London Road, Gloucester, GL1 3QE

£80,000

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**Farr & Farr** Sales Lettings 



**Flat 26, Cathedral Court, London  
Road, Gloucester, GL1 3QE**

**£80,000**

**A SURPRISINGLY SPACIOUS SECOND FLOOR  
APARTMENT AND A WONDERFUL POSITION  
WITHIN THIS POPULAR DEVELOPMENT**

Cathedral Court is a popular residential development for the over 60's, less than half a mile to the East of Gloucester City Centre. All of the city's facilities are within an easy reach including the Cathedral and the exciting Docklands. There is a bus stop on the doorstep and access to Cheltenham and the M5 is only a short drive. Number 26 is probably the finest one bedroom apartment within this development being on the second floor, having a large sitting /dining room with a very useful study area and a Juliet balcony which allows for open views of the park. Additionally there is a good size bedroom with wardrobes recently fitted, shower room and a comprehensively fitted kitchen.

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

**ENTRANCE HALL**

Hanging space. Coved ceilings. Alarm controls. Deep airing/storage cupboard with water tank and consumer box.

**LOUNGE/DINING ROOM** 23' 2" x 19' 0" (7.06m x 5.79m)  
"L" shaped sitting area with attractive fireplace. night storage heater. TV point. Coved ceiling. Study area with night storage heater. Dining area with double glazed double doors to Juliet balcony with views over the park.

**KITCHEN** 7' 0" x 7' 6" (2.13m x 2.28m)

Glazed double doors from the sitting room. Inset stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Built-in fridge and freezer. Built-in AEG oven with electric hob and extractor hood. Coved ceiling. Spotlights. Underunit lighting. Views to the park.

**BEDROOM** 17' 0" x 9' 3" (5.18m x 2.82m)

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

**SHOWER ROOM**

Recently installed with large double shower cubicle with marbrex walls, stainless steel shower and built-in seat with sliding glazed door. Vanity unit with wash hand basin and cupboards below. Low-level WC. Tiled walls. Shaver light. Heated towel rail. Dimplex electric wall heater. Extractor fan. Vinyl floor.

**COMMUNAL AREAS**

Include a formal sitting room in the reception together with a small kitchen and laundry.

**EXTERIOR**

Communal gardens to the front and rear of the property with parking.

**AGENTS NOTE**

EPC: B-84

COUNCIL TAX: B

**CHARGES**

Leasehold: 106 years remaining

Maintenance charge: £3467.92 per annum

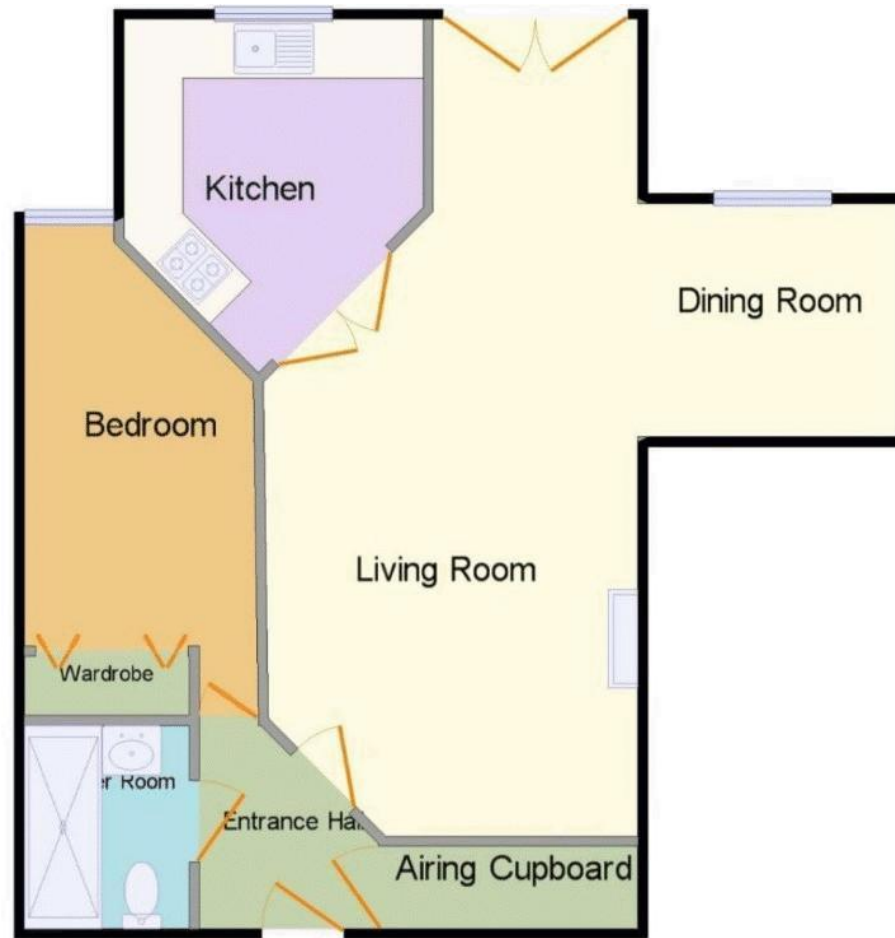
Ground rent: £395 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Second Floor

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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