



44 The Crescent, Gloucester, Gloucestershire, GL1 3LF

Offers in excess of £130,000



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**44 The Crescent, Gloucester,
Gloucestershire, GL1 3LF**

O.I.E.O £130,000

**A VERY SPACIOUS DUPLEX APARTMENT IN
THE VERY CENTRE OF THE ORIGINAL
CRESCENT WITH A GOOD OUTLOOK TO THE
FRONT**

The Crescent is an impressive development of a period property set approximately 1/2 mile to the East of Gloucester city centre. The hospital, railway station. Cathedral and Docklands are all within very easy access and access to Cheltenham and the M5 is a short drive. Apartment 44 is situated over two floors in the very centre of the original half of The Crescent and has a good sized sitting room/dining room/kitchen with views of the central courtyard and the bedroom and bathroom below.

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ENTRANCE HALL

To second floor with understairs cupboard.

BEDROOM 1 11' 0" x 13' 10" (3.35m x 4.21m)

BATHROOM

Panelled bath with mixer taps, shower attachment and glazed screen. Pedestal wash hand basin. Low-level WC. Part tiled walls. Vinyl floor.

SECOND FLOOR

LANDING

Store cupboard.

SITTING ROOM/KITCHEN

SITTING AREA 16' 11" x 14' 1" (5.15m x 4.29m)

Night storage heater. Windows over central courtyard.

KITCHEN AREA 7' 11" x 6' 11" (2.41m x 2.11m)

Well fitted within 1 1/2 bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall cupboards. Built-in Belling electric oven and four ring electric hob. Plumbing for washing machine. Vinyl floor. Views over the central courtyard.

EXTERIOR

Lovely communal gardens to the front with good area of In and out drive. Allocated parking space with the view of the apartment.

AGENTS NOTE

COUNCIL TAX : B

EPC: E-54

CHARGES:

Lease: 999 years from January 2002

Maintenance: £1900PA Approx

Ground Rent: £160PA Approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	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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