



Flat 33 Cathedral Court, London Road, Gloucester, Gloucestershire, GL1 3QE

£140,000

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**Farr & Farr** Sales Lettings 



**Flat 33 Cathedral Court, London  
Road, Gloucester, GL1 3QE**

**£140,000**

Located in the popular over-55's development at Cathedral Court, this very spacious two bedroom property sits on the third floor and boasts ample space and attractive views.

Accessed via the immaculate and resident-focussed communal areas, the front door opens into an entrance hall with storage cupboards and through to a stunning living / dining room with windows allowing plenty of natural light into the property. A well fitted kitchen is off the living room and overlooks the side of the property.

Two large bedrooms are accessed off the entrance hall with the master benefitting from a fitted wardrobe. Completing the property, the modern bathroom is fitted with WC, basin and large shower.

Cathedral Court sits at the top of London Road and benefits from excellent public transport links. This apartment is probably one of the finest in the development which hosts regular events for its members.

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**Entrance Hall**

Carpet. Electric wall heater. Airing cupboard. Two additional cupboards.

**Living Room 16' 5" x 20' 0" (5.015m x 6.086m)**

Three double glazed windows facing the front and side. Electric wall heater. Electric fireplace. Carpet.

**Kitchen 5' 9" x 8' 11" (1.747m x 2.716m)**

Double glazed window to side. Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted hob with extractor hood. Fitted oven. Fitted fridge. Fitted freezer. Laminate flooring.

**Bedroom One 16' 10" x 9' 4" (5.136m x 2.834m)**

Two double glazed windows to front. Electric wall heater. Carpet. Fitted wardrobe with mirrored doors.

**Bedroom Two 11' 5" x 11' 0" (3.487m x 3.350m)**

Double glazed window to side. Electric wall heater. Carpet.

**Bathroom 6' 9" x 5' 4" (2.045m x 1.616m)**

WC. Basin with drawers under. Walk in shower with seat. Heated towel rail. Panelled walls. Laminate flooring. Extractor fan.

**Agents Notes**

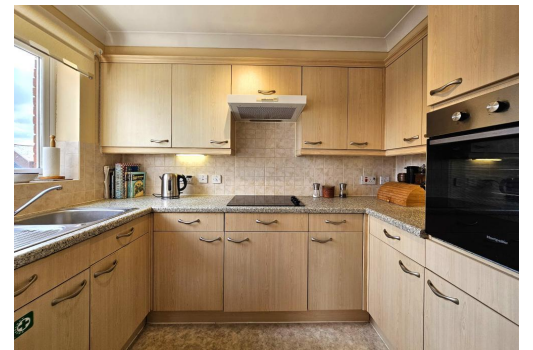
Council Tax – B  
EPC – C-76

**Lease Information**

Lease Length – 105 Years remaining  
Annual Service Charge – £5,200 Approx  
Ground Rent – £ 460 Approx

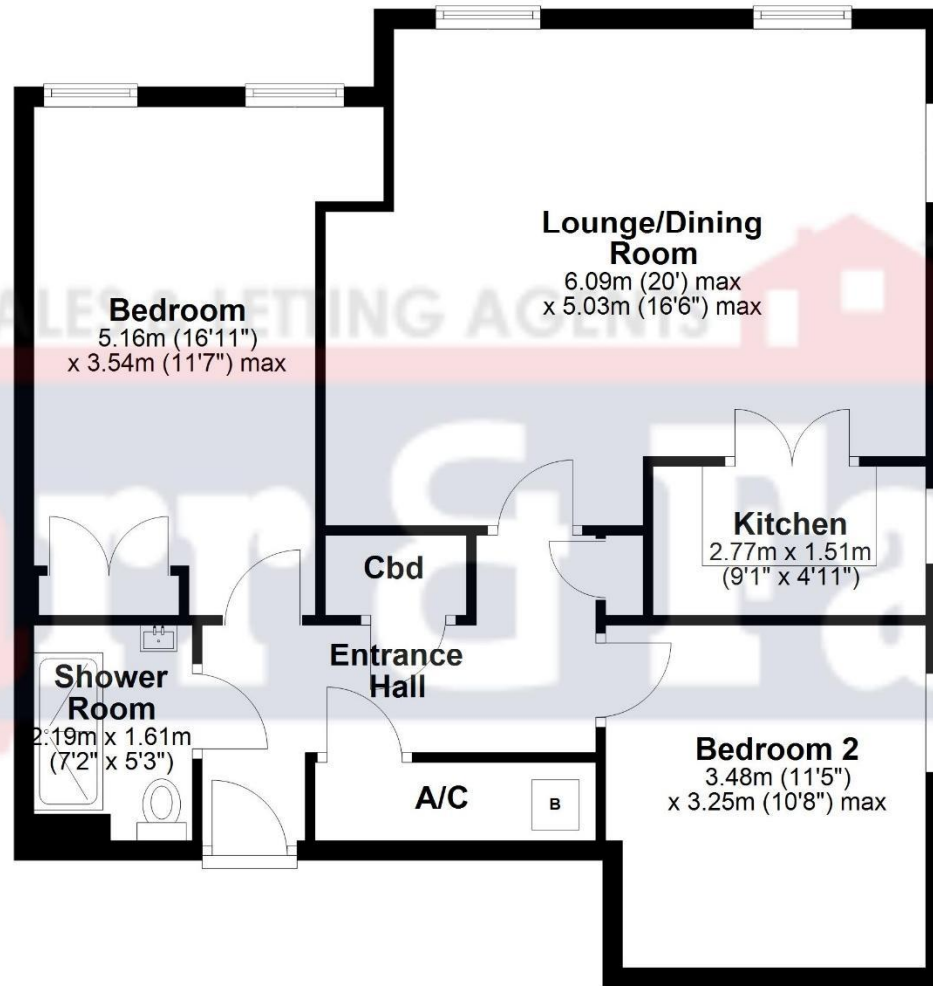
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Approx. 75.5 sq. metres (812.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)

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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