



Flat 8 Cathedral Court, London Road, Gloucester, GL1 3QE

£50,000

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Farr & Farr Sales Lettings 

**Flat 8 Cathedral Court, London Road,
Gloucester, GL1 3QE**

£50,000

**A SURPRISINGLY SPACIOUS ONE BEDROOM
APARTMENT FOR THE OVER 55'S IN A
WONDERFUL POSITION WITHIN THIS
POPULAR DEVELOPMENT**

Number 8 is a well maintained spacious apartment with both a good size sitting room, bedroom, fitted shower room and kitchen. It is situated on the first floor of the development and to the exterior attractive gardens with communal sitting area's, ample parking and facilities for electric scooters.

Cathedral Court is a very popular residential development for the over 55's on the London Road just over half a mile to the East of Gloucester city centre. Transport facilities are on the doorstep and access to both Cheltenham and Gloucester is only a short drive.

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LARGE ENTRANCE HALL

Alarm pull and alarm controls. Room for desk. Double wardrobe cupboard. Deep airing cupboard with cylinder and consumer box.

LOUNGE/DINER 19' 2" x 10' 8" (5.84m x 3.25m)

Fireplace with electric fire. TV point. Night storage heater. Alarm pull cord. Glazed double doors to:-

KITCHEN 7' 8" x 7' 0" (2.34m x 2.13m)

Well fitted with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in fridge and freezer. Built-in oven and hob with extractor hood. Electric wall heater.

BEDROOM 16' 6" x 9' 3" (5.03m x 2.82m)

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

SHOWER ROOM

Large fully tiled shower cubicle with stainless steel controls and glazed folding screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled walls. Extractor fan. Electric wall heater. Vinyl floor. Shaver light. Medicine cabinet.

COMMUNAL AREAS

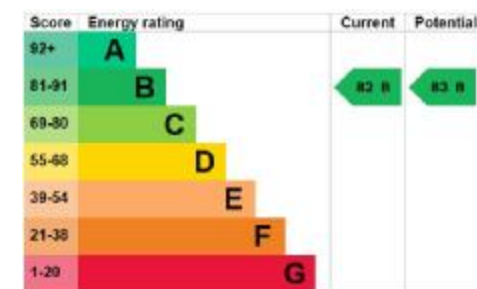
Include a formal sitting room within the reception and its own kitchen adjoining as well as a fully functional and well maintained laundry room.

EXTERIOR

The gardens are very well maintained, maturely landscaped and offers good areas for sitting and communal meeting. Additionally, there is ample parking and facilities for electric scooters.

AGENTS NOTE

EPC: -82 COUNCIL TAX: B



Maintenance charge: £1500 (approx) per six months

Ground rent: £200 (approx.) per 6 months

Lease: 125 Years from 2006. 106 Years remaining.



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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