



Flat 1, 7 St. Catherine Street, Gloucester, GL1 2BS

£159,950

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Farr & Farr Sales Lettings 

**Flat 1, 7 St. Catherine Street,
Gloucester, GL1 2BS**

£159,950

**A VERY GOOD SIZED GROUND FLOOR
APARTMENT IN THIS CONVENIENT CITY
CENTRE POSITION WITH SECURE
ALLOCATED PARKING**

Flat 1 Catherine Street is part of the popular development for the early 2000's situated in a very convenient position close to all the city centre's facilities, the exciting docklands development , cathedral and Gloucester rugby. Cheltenham and the M5 is a short drive. The property is a good size, light ground floor flat and has been redecorated throughout with two bedrooms and a large open plan sitting/dining room/kitchen. Additionally it is heated by gas and is double glazed throughout.

www.farrandfarr.co.uk

COMMUNAL HALLS

Door from St Catherine Street and door to secure parking. Front door to:-

ENTRANCE HALL

Of a good size. Radiator. Entry phone. Wall thermostat and airing cupboard with factory lagged cylinder and immersion heater.

SITTING ROOM/KITCHEN 20' 6" x 13' 2" (6.24m x 4.01m)

Sitting area and dining area both with radiators and wall light points. Kitchen area with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Plumbing for washing machine. Built-in oven and electric hob with stainless steel hood. Space for fridge/freezer. Spotlights. Under unit lighting.

BEDROOM 1 12' 10" x 9' 0" (3.91m x 2.74m)

Radiator.

BEDROOM 2 8' 8" x 8' 0" (2.64m x 2.44m)

Radiator. Wardrobe cupboard.

BATHROOM

Panelled bath and mixer taps with shower attachment. Wash hand basin. Low level WC. Part tiled walls. Radiator. Shaver light.

EXTERIOR

To the rear is a courtyard with allocated parking for one car. Electronic gates. Cycle store.

AGENTS NOTE

COUNCIL TAX: B

EPC: C-80

Service charge: £825pcm

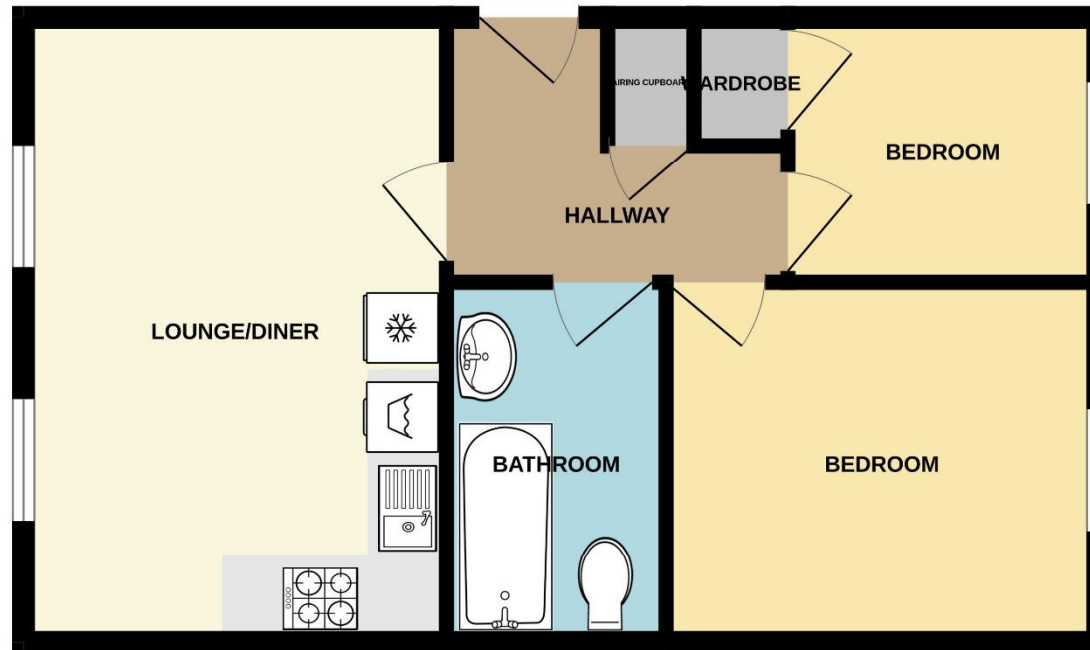
Ground Rent: No ground rent

Lease: 999 years from July 2007



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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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