

**TG**

SALES & LETTINGS



Park Road, , Gloucester  
Gloucestershire GL1 1LW

**£129,500**

- One Bedroom Apartment
- Modern Kitchen
- Open Plan Living
- Gas Central Heating
- Rainfall Shower Over Bath
- City Centre Location
- Secure Door Entry System
- Internal Viewing Recommended

### The Property

TG Sales & Lettings are pleased to offer for sale this modern one-bedroom apartment. Fitzalan House offers a range of 35 one and two bedroom apartments in this cleverly converted former office building located a short walk from the city centre and train station, Gloucester Docks and Designer Outlet Village

Comprising of hallway, a open plan lounge/ kitchen which has some integral appliances including fridge, freezer & washing machine. A fabulous bathroom with rainfall shower over the bath and a double bedroom with a contemporary wardrobe completes the accommodation.

The property benefits from gas central heating, secure door entry system and a lift to all floors with permit parking available on road through Gloucester City Council.

This property is a ideal investment currently LET at £775.00 PCM and is sold with no onward chain.



### Directions

**SATNAV postcode GL1 1LW**

### Tenure Leasehold

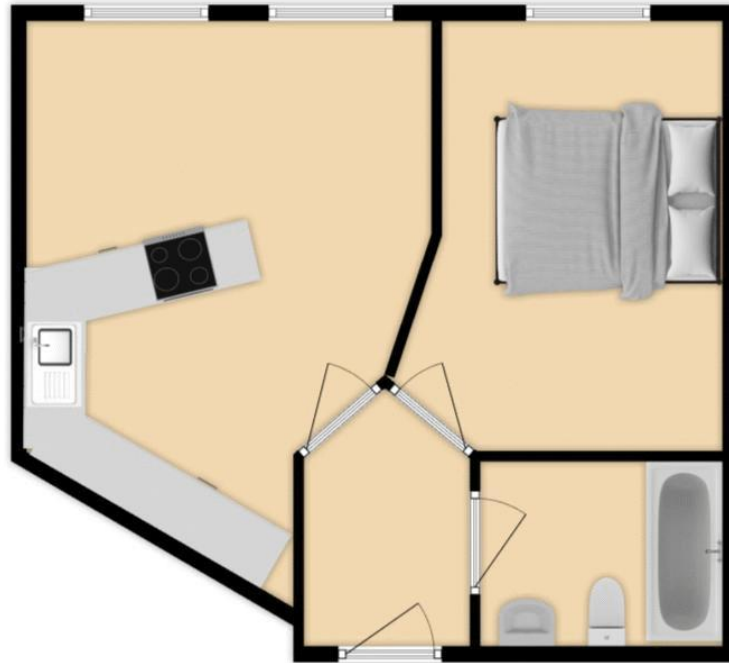
**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band** A







Free SD export  
floorplanner

**Head Office**  
 TG Sales & Lettings  
 48 Stroud Road  
 Gloucester  
 Gloucestershire  
 GL1 5AJ  
**Tel:** 01452 311776  
**Email:** info@tgres.co.uk  
**Website:** www.tgres.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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