



Flat 9, Lesanne Court Parliament Street, Gloucester, GL1 1YF

£100,000

**CHOSEN**  
ESTATE AGENTS



## THE PROPERTY

Chosen Estate Agents are delighted to be presenting this top floor, one bedroom apartment to the market!

Positioned at the heart of the city, and a mere stones throw away from the ever popular Gloucester Docks, the property has a plethora of local amenities on its doorstep!

The internal accommodation comprises sizeable open plan kitchen-living room, double bedroom, bathroom and useful storage cupboards.

Externally, the property provides an off road parking space.

This well appointed property really would make a fantastic first time purchase or buy to let investment alike, so give us a call to arrange your viewing!

Agents Note.

Leasehold.

Lease length: 999 years from 1983 - 959 years remaining.

£65 per month service charges/ground rent.  
(This includes buildings insurance).

EPC Rating: C76

Council Tax Band: A

Mains Gas, Electric and Water are connected.


Fibre Broadband is available in the area

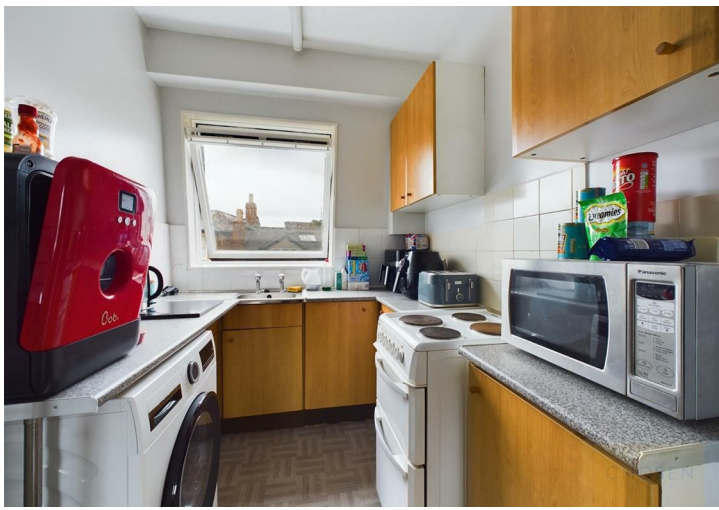
2 Church Road, Churchdown, Gloucestershire, GL3 2ER

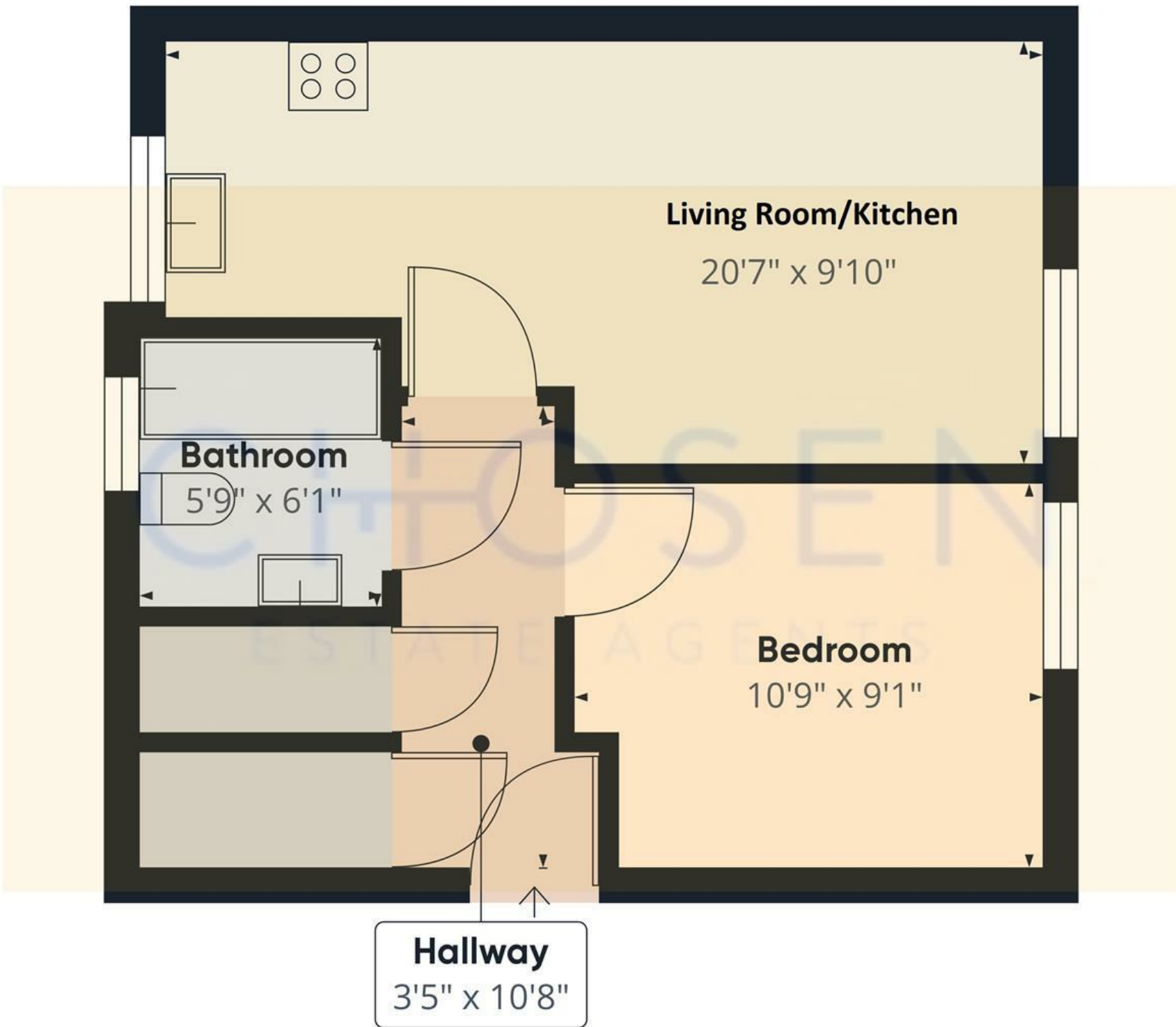
Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)

- One Bedroom Top Floor Apartment
- Perfect First Time Purchase/Buy To Let Investment
- Parking Space
- Convenient Location To Town And The Quays/Docks
- Open Plan Living Room-Kitchen
- Potential Rental Income Of £750 Per Calendar Month
- Council Tax Band: A • EPC Rating: C76

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(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 &amp; Wales</b>		EU Directive 2002/91/EC 





Approximate total area<sup>(1)</sup>  
381.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360