



Flat 6, 59 Friars Orchard, Gloucester, GL1 1GE

£195,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Positioned on the second floor of a modern development, this beautifully presented two-bedroom apartment offers bright and spacious accommodation within easy reach of Gloucester city centre. Immaculately maintained throughout, the property is ready to move straight into and also benefits from designated off-road parking.

The apartment opens into a generous central hallway providing access to all of the principal rooms. A real highlight is the impressive open-plan kitchen and living space, which enjoys plenty of natural light and offers ample room for both comfortable seating and a dining area. The adjoining kitchen is well arranged with a practical range of units, work surfaces and space for appliances.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a recent refurbishment and its own en-suite shower room (with new shower installed). The second bedroom is another excellent size and could equally suit use as a guest room or home office. A separate main bathroom completes the accommodation.

Outside, the apartment benefits from designated off-road parking – a particularly valuable feature given its central location.

Situated on the doorstep of Gloucester city centre, the property is ideally placed for a wide range of shops, restaurants, cafés and leisure facilities. Gloucester Quays and the historic Docks are also within easy reach, alongside excellent bus and rail connections.

Combining a fantastic location with generous accommodation, designated parking and an immaculate interior, this is a superb opportunity for first-time buyers, professionals or anyone looking for a stylish, low-maintenance city home.

Agents Note

Leasehold.

Lease length: 250 years from 1st July 2014 - 238 years remaining.

Service Charges: Approx. £160pcm

Ground Rent: Approx. £80pcm

EPC Rating: C70

Council Tax Band: B

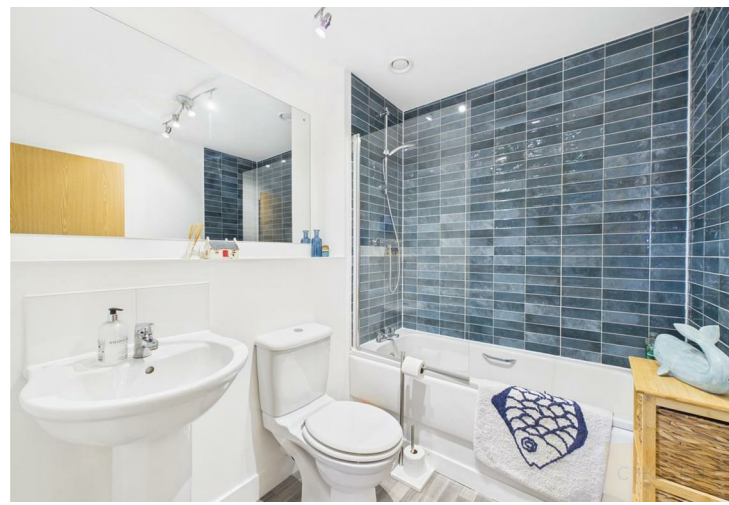
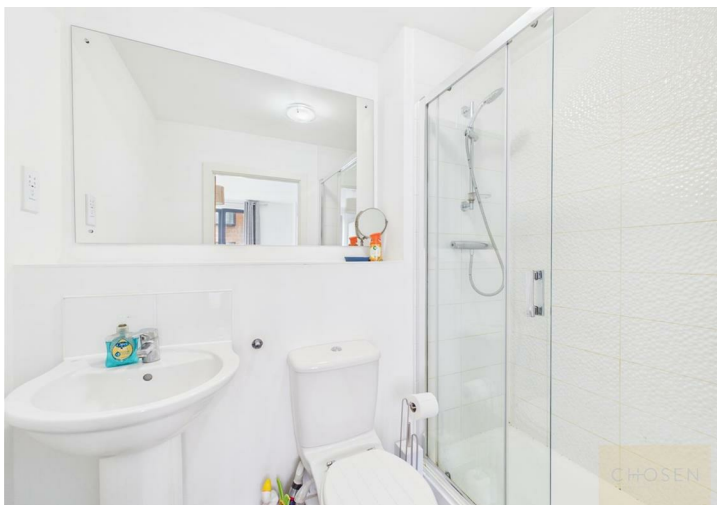
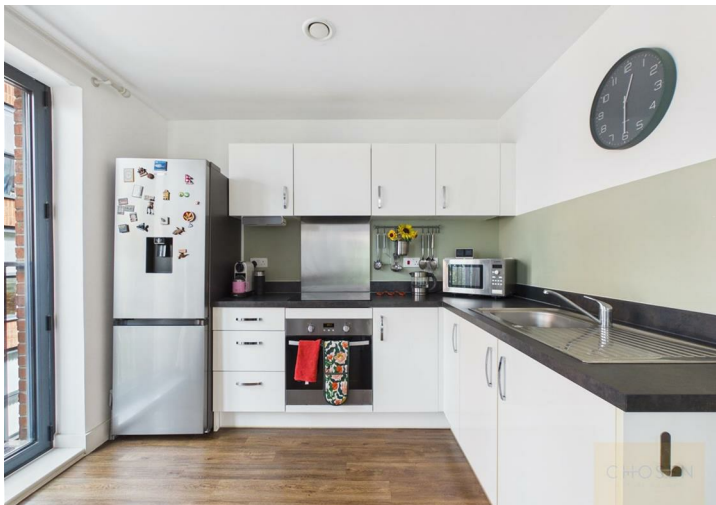
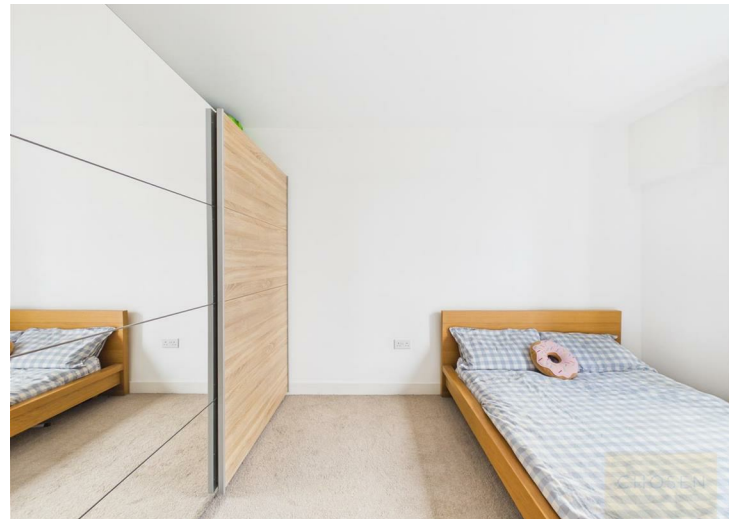
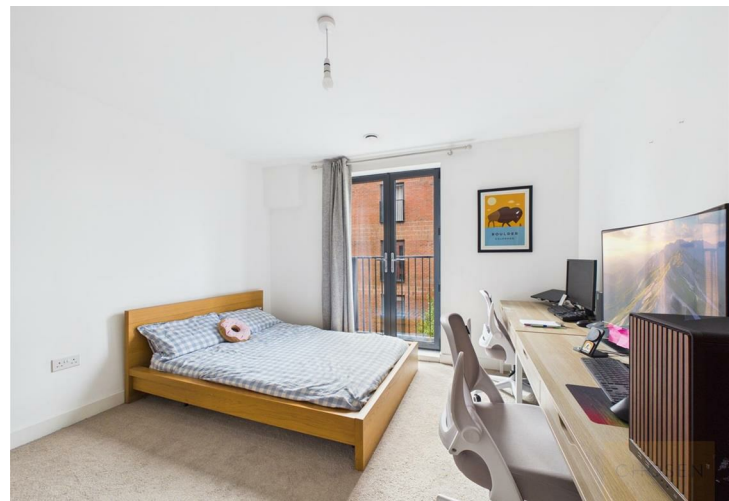
Mains Electric and Water are connected.

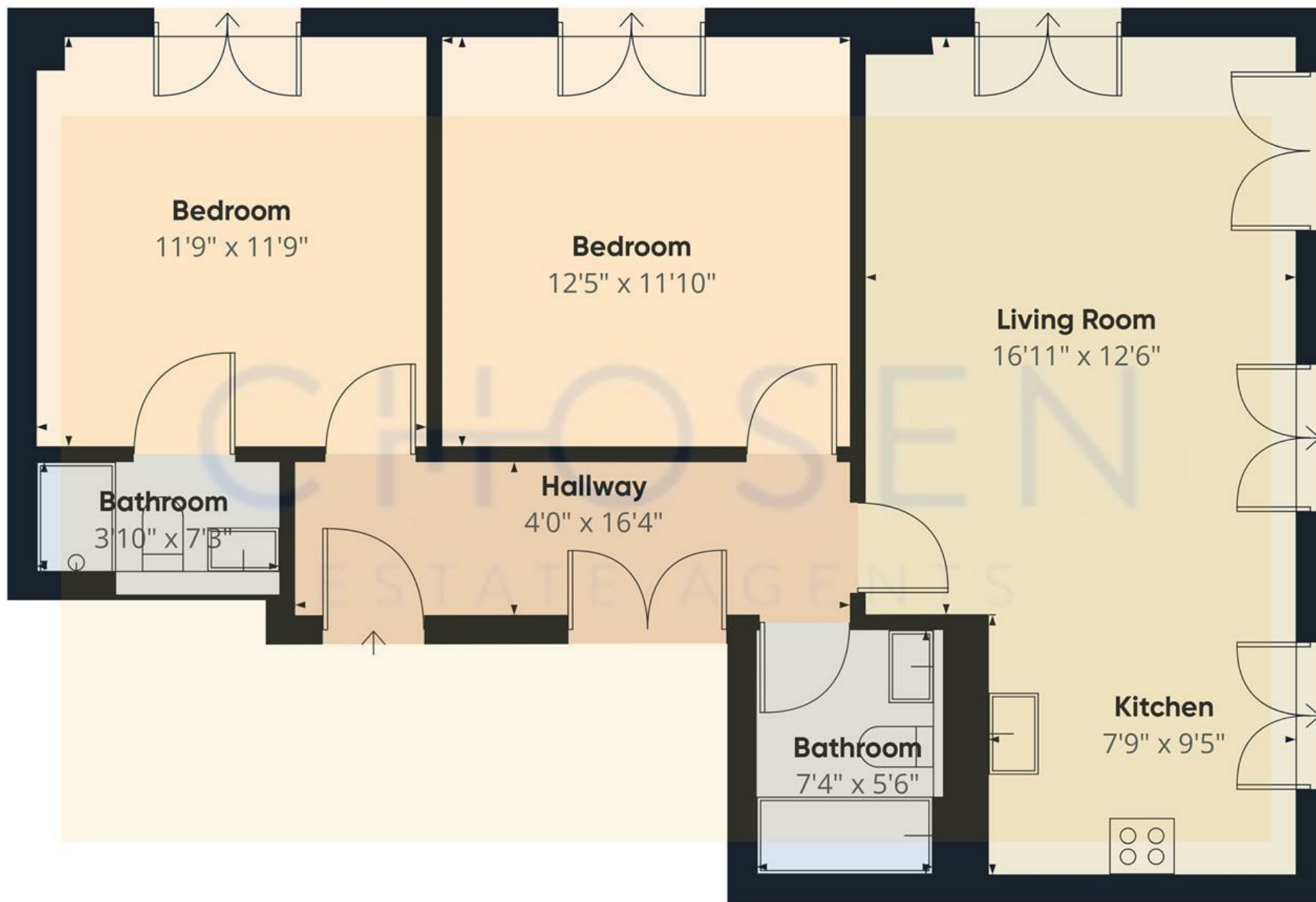
Fibre Broadband is available in the area

- Immaculate Second Floor Apartment
- Two Generous Double Bedrooms
- En-Suite To Master Bedroom
- Bright & Airy Open-Plan Living
- Designated Off-Road Parking
- On The Doorstep Of Gloucester City Centre
- EPC Rating - C80
- Council Tax Band - B

## Energy Efficiency Rating

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





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

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

