



Flat 2, 59 Denmark Road

Gloucester, GL1 3JJ

Offers in excess of £145,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully appointed ground-floor flat situated on the ever-popular Denmark Road. Tastefully modernised throughout by the current owner, this exceptional property is ideal for both first-time buyers and investors.

The accommodation includes a welcoming lounge/diner, a recently fitted kitchen, a spacious double bedroom, and a contemporary shower room.



Entrance

Approached via Upvc double glazed front door into:

Kitchen

The kitchen is fitted with UPVC double-glazed windows and a door to the side, along with a range of eye- and base-level units topped with roll-edge work surfaces. Features include a sink/drain, electric oven with electric hob and hood, and integrated appliances comprising a fridge, freezer, and microwave. A cupboard houses the combination boiler, while part-tiled walls, a radiator, and doors leading to both the lounge/diner and bedroom complete this well-designed space.

Lounge/Diner

Two Upvc double glazed windows to front, television point, telephone point, radiator, laminate flooring, power points, coving.

Bedroom

Upvc double glazed window to rear, two built in wardrobes, radiator, power points, door to:

Shower Room

Upvc frosted double glazed window to side, walk in shower cubicle, low level wc & pedestal wash hand basin, radiator, recessed down lights, part tiled walls & towel rail.

Tenure & Charges

999 year lease.

£25 per month service charge.

1/4 share of freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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