



Flat 1 Parton Road, 36 Parton Road,
Churchdown, Gloucester, GL3 2AD – £135,000

Farr & Farr Sales & Lettings

Flat 1 Parton Road

36 Parton Road, Gloucester

A WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH GENEROUS COMMUNAL GARDENS AND PARKING

Situated along the popular Parton Road on the edge of Churchdown, this well proportioned ground floor apartment enjoys a convenient position midway between Gloucester and Cheltenham. A good range of local amenities are within easy reach, while excellent transport links, including access to the M5 motorway, are just a short drive away.

Flat 1 offers spacious and well maintained accommodation comprising a good sized living room, separate fitted kitchen, one bedroom and bathroom. Further benefits include double glazing and electric heating.

Externally, residents have use of the **generous communal gardens**, providing an attractive outdoor space, together with **residents' parking**.

TENANCY INFORMATION: The property is currently tenanted and is being offered for sale with the tenant in situ. The existing tenancy is due to end on **20th March 2027**, making the property particularly suitable for investment purchasers.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- BEDROOM
- LARGE COMMUNAL GARDENS
- KITCHEN





COMMUNAL HALLS

Front door to:-

INNER HALL

High-quality flooring. Consumer box.

SITTING ROOM

13' 9" x 9' 0" (4.19m x 2.74m)

Electric wall mounted radiator. TV point. Window to the front.

KITCHEN

10' 7" x 6' 6" (3.23m x 1.98m)

Comprehensively fitted with 1 and 1/2 bowl single drainer sink unit with mixer taps set to worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine. Space for fridge. Window to the side.

BEDROOM 1

9' 6" x 8' 6" (2.90m x 2.59m)

Wardrobe cupboard. TV point. Electric panelled radiator. Views of the garden.

SHOWER ROOM

Fully tiled shower cubicle with glazed door unit. Wash hand basin with cupboard below. Low level WC. Shaver point. Electric heated towel rail.

GARDEN

Very large level lawned rear gardens, all enclosed by fencing and hedging.

FRONT GARDEN

Communal parking for residents.



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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