



Flat 30, Cathedral Court, Gloucester – GL1 3QE  
£60,000

**Farr & Farr** Sales & Lettings

## Flat 30

Cathedral Court London Road, Gloucester

**A very good size 2nd floor apartment with wonderful views over the park land.**

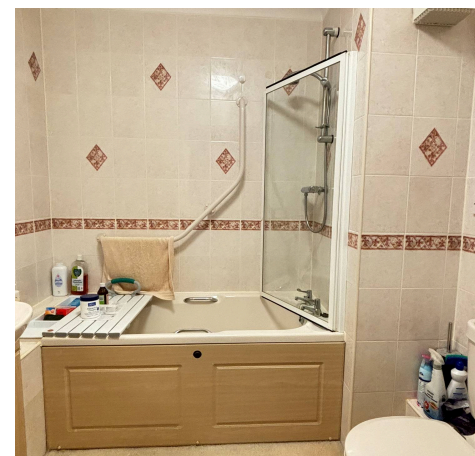
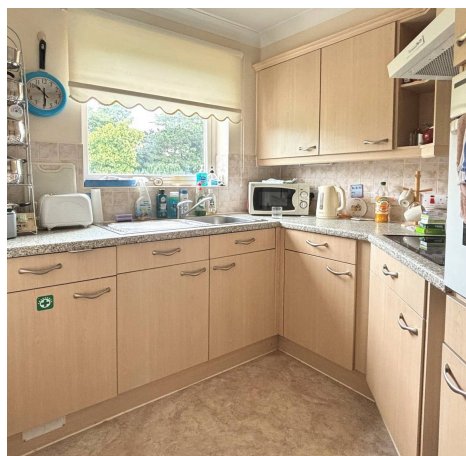
Cathedral Court is a very popular residential development for the over 55s on the London Road just over half a mile to the east of Gloucester city centre. Transport facilities are on the doorstep and access to both Cheltenham and Gloucester is only a short drive.

Number 30 offers very good size accommodation with the benefits of overlooking London Road and the park beyond.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B





### Entrance Hall

Airing cupboard with factory lagged cylinder, immersion heater and consumer box.

### Sitting Room

Dimensions: 23' 4" x 10' 9" (7.11m x 3.27m). Timber fireplace with coal effect electric fire. Night storage heater. Alarm cord. Views of Parkland. Glazed double doors to:-

### Kitchen

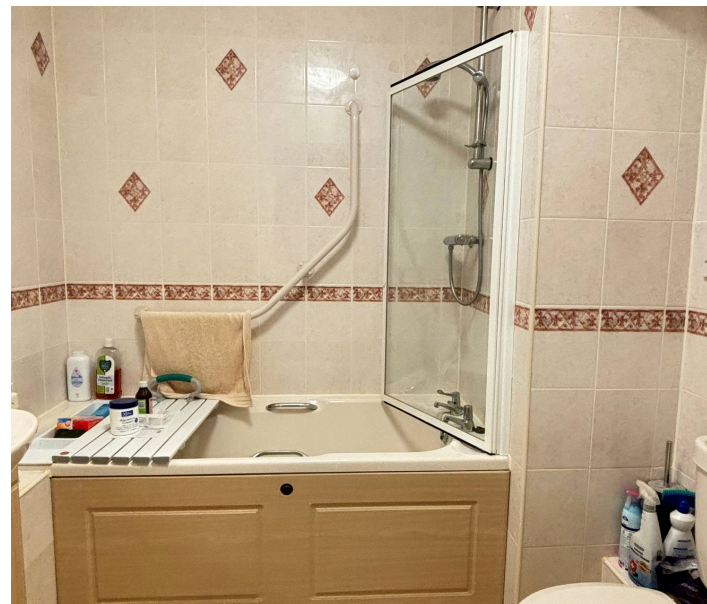
Dimensions: 7' 6" x 7' 1" (2.28m x 2.16m). Well fitted kitchen with single drainer stainless steel sink unit, mixer tap and cupboards and drawers below. Wall and base units with worktops over. Part tiled walls. Vinyl flooring. Built-in oven with four ring electric hob. Extractor hood. Fridge. Views of the park. Electric wall heater.

### Bedroom

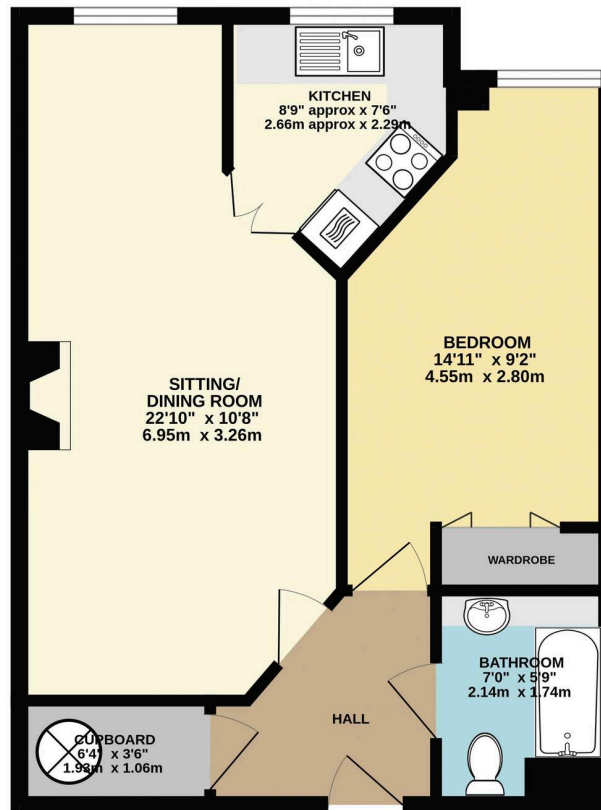
Dimensions: 15' 9" x 2' 0" (4.80m x 0.61m). Night storage heater. Double wardrobe cupboard with mirrored folding doors.

### Bathroom

Panel bath with stainless steel glazed shower screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Extractor fan. Electric wall heater.



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 sq.m.) approx.  
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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