Murdock & Wasley
ESTATE AGENTS



14 The Crescent

, Gloucester, GL1 3LF

Offers in excess of £140,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantastic two-bedroom apartment, offering an excellent opportunity for first-time buyers, professionals and investors alike.

The property benefits from its own separate access to the beautifully maintained communal grounds, along with an allocated parking space. Internally, the apartment is well presented and features a recently refurbished bathroom.

Ideally situated close to direct transport links and within easy reach of Gloucester Royal Hospital, the property offers excellent convenience for commuters, hospital staff and those looking to be close to local amenities.

This would make an ideal first home or investment and is certainly worthy of an early viewing.







Communal Entrance
Accessed via front door, stairs to all floors.

Entrance Hall
Accessed via front door, electric radiator, power points, doors to kitchen diner, bedrooms & bathroom.

Kitchen/Living/Diner
Range of eye & base level units with roll edge work tops, single sink/drainer with tap over, electric oven with hob & hood over, space for appliances, power points, television point, electric radiator, two front aspect sash windows, front aspect french door leading to grounds.

Bedroom One
Power points, wall mounted heater, front aspect sash window.

Bedroom Two
Power points, wall mounted heater, front aspect sash window.

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with shower over, wall mounted heated towel rail, partly panelled walls, front aspect sash window.

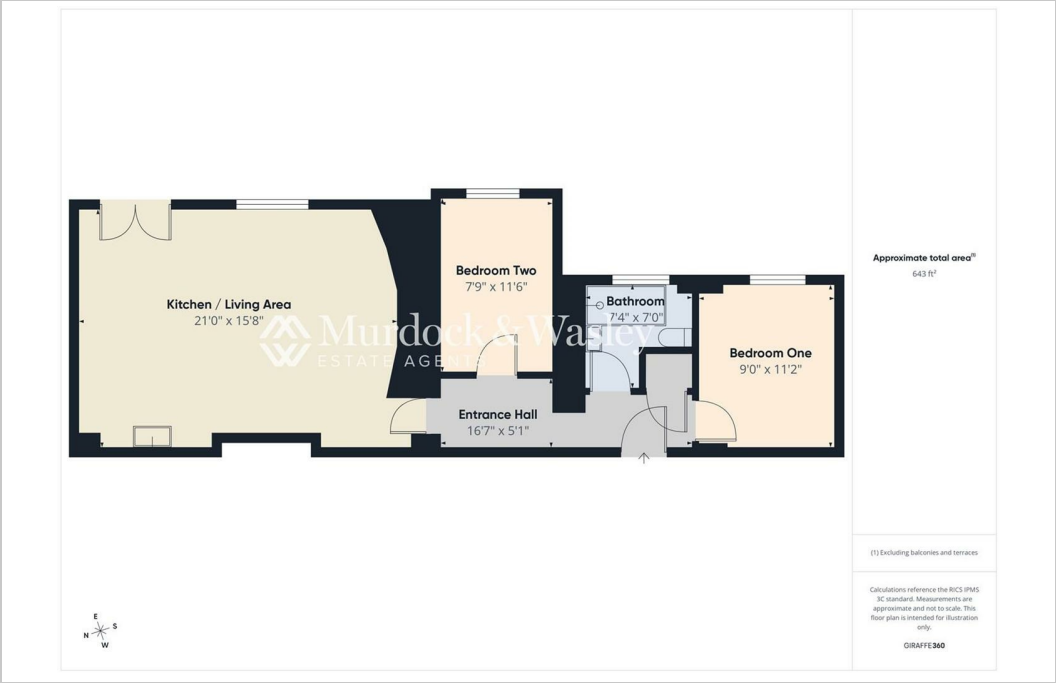
Outside
One allocated parking space.

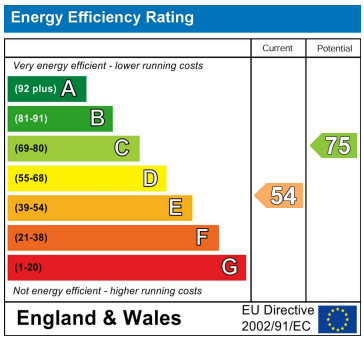
Tenure & Charges
Leasehold- 999 year lease since 2002.
Charges:
Service Charge: £209.97 pcm
Estate Service Charge: £86.41 pcm
Ground Rent- £150 per annum.
* Includes : Water, Window cleaning, Cleaning of communal areas, Communal grounds maintenance, Buildings Insurance, Payment into the building reserves.
Management Company are First Port.

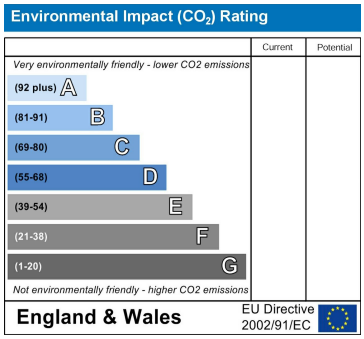
Services
Mains water, electricity & drainage.

Local Authority
Gloucester City Council
Tax Band: B

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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