



Flat 2, 59 Denmark Road, Gloucester, GL1 3JJ

£145,000

CHOSSEN  
ESTATE AGENTS

## THE PROPERTY

Situated along Denmark Road, just moments from Gloucester City Centre, this beautifully presented one-bedroom ground floor apartment, with 25% share of the freehold, combines period character with modern comfort, offering an ideal opportunity for first-time buyers, downsizers, or investors alike.

From the moment you step inside, the property exudes charm and quality. The kitchen is well-appointed with modern units and ample worktop space, perfect for everyday cooking. Moving through to the front of the apartment, the spacious sitting/dining room enjoys impressive high ceilings and large windows that flood the space with natural light, creating a bright and airy atmosphere with plenty of character.

To the rear of the apartment, you'll find a well-proportioned double bedroom offering a peaceful retreat. The modern ensuite bathroom has been fitted to a high standard, featuring a stylish contemporary suite, and quality fixtures throughout.

Externally, residents benefit from off-road parking available on a first come, first served basis, providing added convenience in this popular central location.

With its blend of period features and modern finishes, this superb apartment offers an exceptional standard of living within easy reach of Gloucester's town centre, restaurants and transport links. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

### Agents Note

Leasehold

25% share of freehold

EPC Rating: D66

Gloucester City Council Band: A

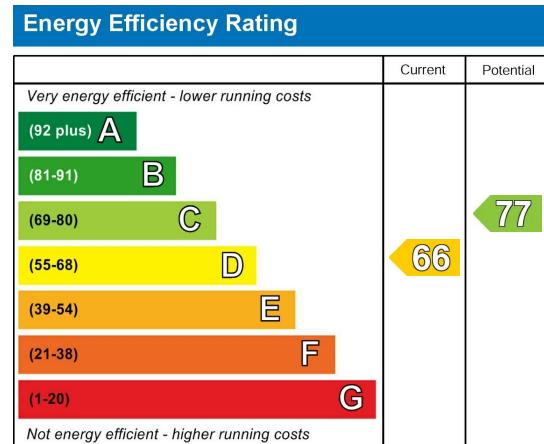
Mains Gas, Electric and Water are connected.

### Flood Risk

Rivers & Seas - Very low

Surface Water - Very low

- One-bedroom ground floor apartment
- Character property
- Modern ensuite bathroom
- EPC Rating - D66
- Excellent condition
- Spacious sitting/dining room
- Off-road parking
- Council Tax Band - A







Approximate total area<sup>(1)</sup>

504 ft<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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