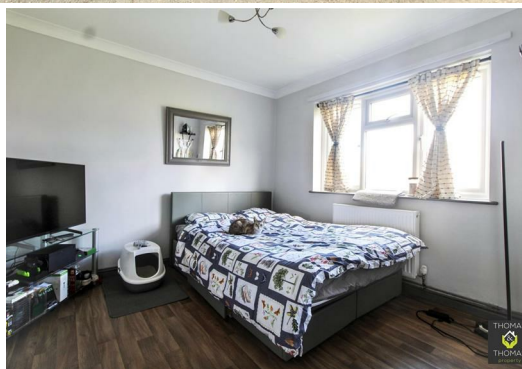




Arden House Shakespeare Avenue, Gloucester, GL2 5AA Asking Price £120,000

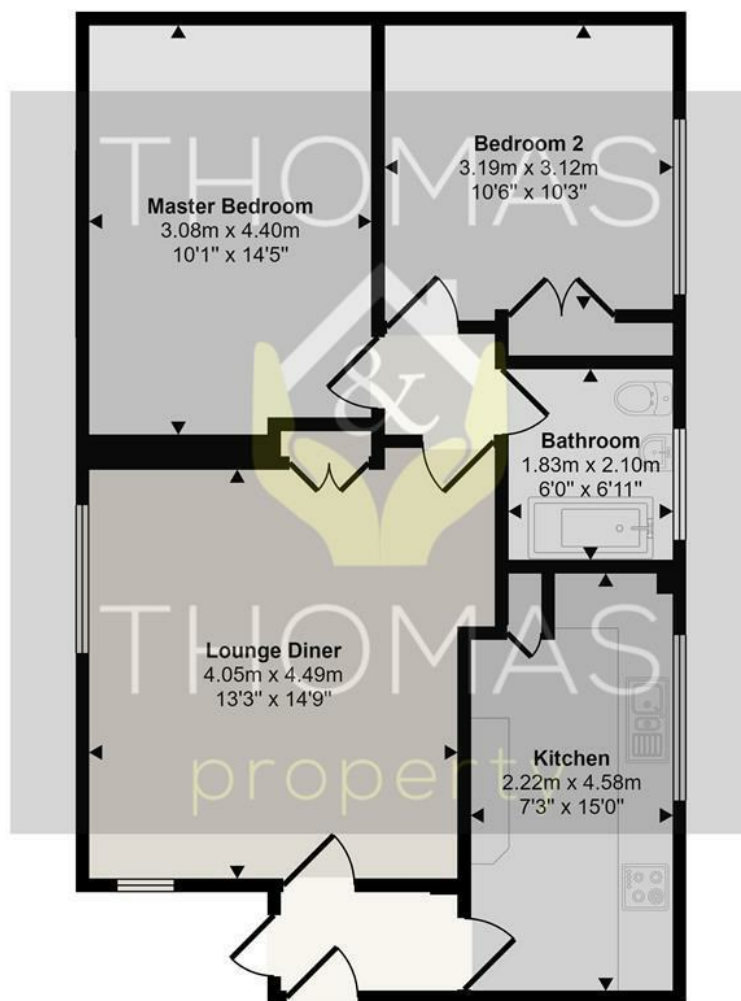
Situated in Podsmead within easy reach to many local amenities and offering good commuting links to both the M5 and Ringroads, is this very well presented two bedroom apartment. Located on the top floor, the apartment consists of two double bedrooms, a modern fitted kitchen, bathroom and lounge area, this spacious apartment could make an ideal first time buy or investment opportunity.

Under its current ownership the vendor has redecorated the apartment throughout, along with new carpets and flooring, so is offered for sale in excellent decorative order.

Additionally the apartment benefits from external outside space, a balcony, modern UPVC double glazing and available with no onward chain.

- Two Double Bedrooms
 - Well Presented
 - Gas Central Heating
 - Ideal First Time Buy
 - Chain Free

Approx Gross Internal Area
65 sq m / 704 sq ft

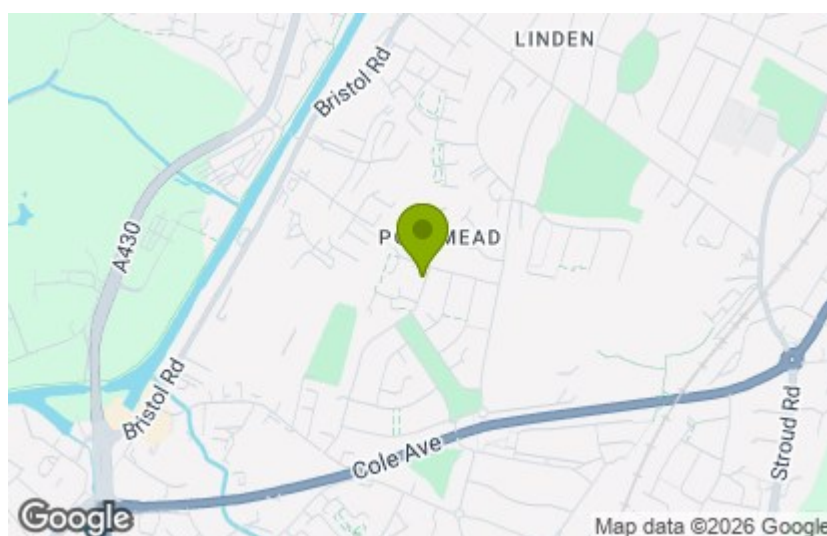


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(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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