



**Sure**  
Property Group  
Cheltenham

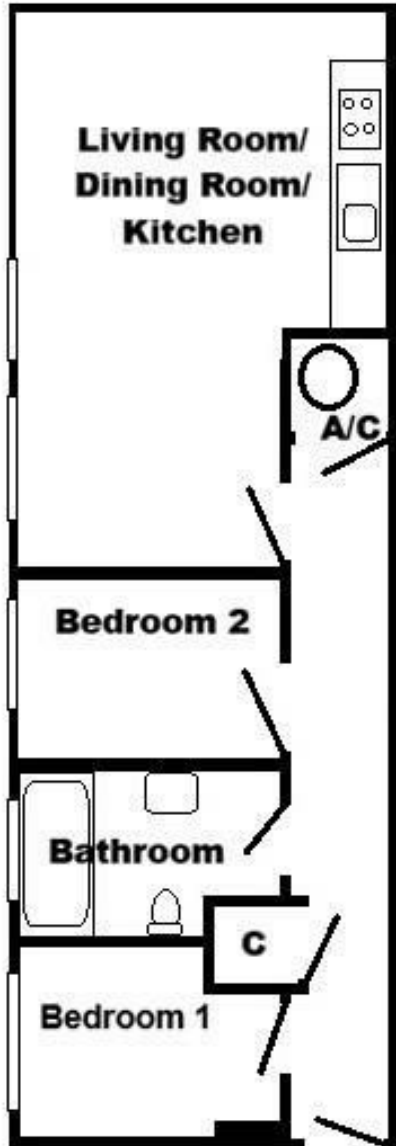


**19 THE CRESCENT,  
GLOUCESTER, GL1 3LF**

**PRICE £159,950**

**LEASEHOLD  
GLOUCESTER CITY  
COUNCIL COUNCIL TAX  
BAND B**

**19 The Crescent,  
GL1 3LF**



Floorplan for guidance only  
Not to scale



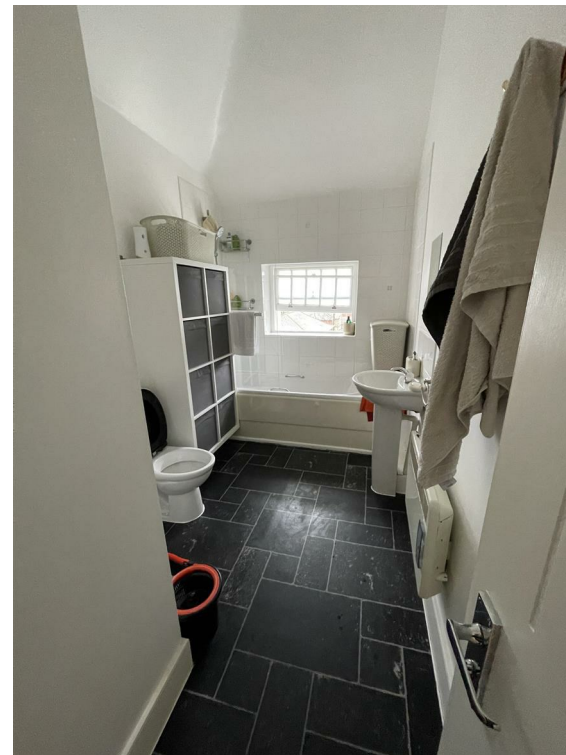
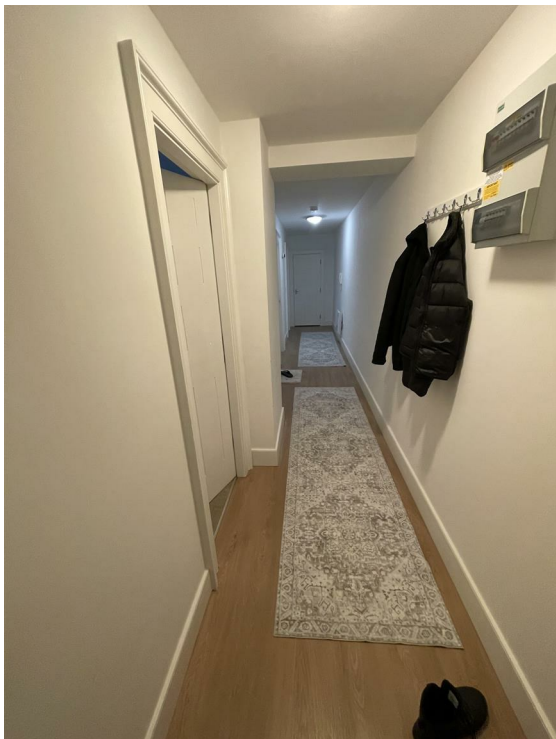


Very spacious top floor apartment in this popular Grade 11 listed conversion close to Gloucester Royal Hospital. Offering very well presented accommodation of large entrance hall, open plan living/dining room/kitchen, TWO DOUBLE BEDROOMS and a bathroom. Also with allocated parking space. The property is currently tenanted @£975 pcm - 12 month fixed tenancy until July 2026

979 years lease remaining. Monthly maintenance charge c. £200 annual ground rent £150 - we are informed that water rates are included within the service charge

The area adjacent to Gloucestershire Royal Hospital is ideally located for access to the City Centre, Railway and within reach of 6th amenities four at Gloucester Docks and The Quays





**Tenure**  
Leasehold

**Lease Start Date** BETA  
08 Mar 2007

**Lease Term** BETA  
999 years from 1 January 2006

**Lease End Date** BETA  
01 Jan 3005

**Lease Term Remaining** BETA  
979 years

**Local Authority**  
Gloucestershire

**Conservation Area** ?  
No

**Floor Area**  
721 ft<sup>2</sup> / 67 m<sup>2</sup>

**Mobile Coverage**

EE	●
Vodafone	●
Three	●
O2	●

**Satellite / Fibre TV Availability**

BT	✓
Sky	✓
Virgin	✗

**Council Tax**  
Band: B  
Annual Price: £1,747

**Flood Risk**  
Very low

**Plot Size**  
0.49 Acres

**Broadband**

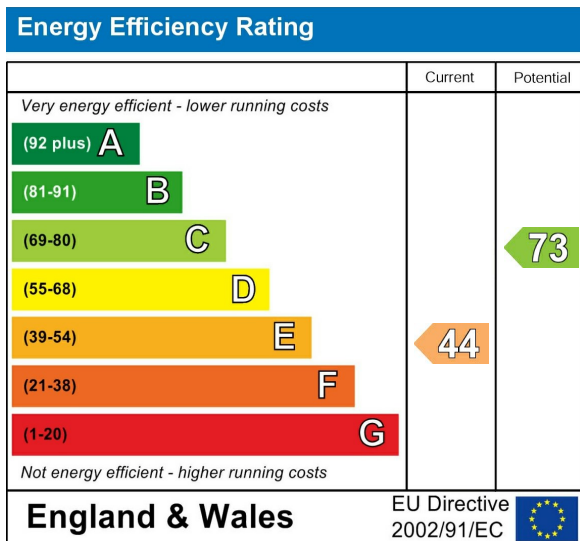
Basic	9 Mbps
Superfast	56 Mbps

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

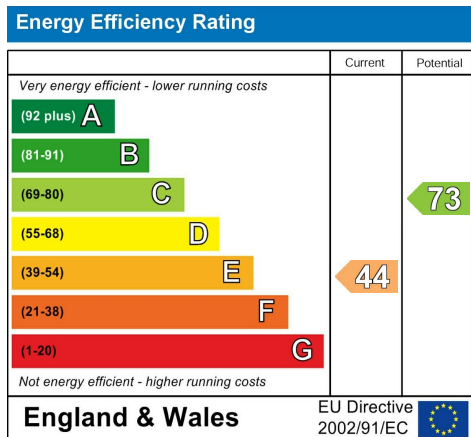
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Sure Property Group  
23 Bath Street, Cheltenham  
GL50 1YA  
01242 241200  
info@surecheltenham.co.uk





Sure Property Group  
 23 Bath Street, Cheltenham  
 GL50 1YA  
 01242 241200  
 info@surecheltenham.co.uk