



7 The Firs Heathville Road, Gloucester – GL1 3EW
£160,000

Farr & Farr

Sales
Lettings 

7 The Firs Heathville Road

Gloucester, GL1 3EW

PROBABLY THE BEST GROUND FLOOR APARTMENT WITHIN THIS DEVELOPMENT SITUATED AT THE FRONT THAT HAS BEEN NEWLY RENOVATED AND BEAUTIFULLY PRESENTED

Number 7 has just been renovated to the highest of standards by the current owner and is situated on the ground floor to the front making it quite possibly the best apartment within the development. Internally it has two double bedrooms, a newly fitted kitchen, well fitted bathroom, large sitting room with dining area. Additionally it is gas centrally heated throughout, has double glazing and to the exterior, a garage with a new roof, parking and well landscaped communal gardens.

The Firs is a popular development of just 18 flats built in the 1970's in an established tree lined residential road. Gloucester city centre, the railway station and the hospital are all within walking distance as well as the exciting Docks development and cathedral. Cheltenham and the M5 are only a short drive.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Lease : 999 years from 1973

Maintenance Charges: £137 per month.





ENTRANCE HALL

Of a very good size and beautifully decorated. Radiator. Wall thermostat. "New air" positive air ventilation system. Linen/store cupboard with consumer box and shelf.

SITTING ROOM

18' 2" x 10' 0" (5.54m x 3.05m)
Radiator. TV point.

KITCHEN/BREAKFAST ROOM

13' 8" x 7' 0" (4.17m x 2.13m)
Beautifully and newly refurbished with single drainer sink unit, mixer taps with cupboards and drawers below. Wall and base units. Tiled floor. Part tiled walls. Built-in four ring gas hob, cooker hood, extractor fan and oven below. Built-in washing machine. Fridge/freezer. Spotlighting. Heated towel rail/radiator. Window to the front.

BEDROOM 1

11' 0" x 10' 2" (3.35m x 3.10m)
Radiator.

BEDROOM 2

11' 0" x 8' 0" (3.35m x 2.44m)
Radiator.

BATHROOM

Beautifully fitted with white panelled bath with mixer taps and separate stainless steel shower with fully tiled splashback. Pedestal wash hand basin. Low-level WC. Tiled floor. Vertical heated towel rail/radiator. Extractor fan. Wall mirror.



COMMUNAL GARDEN

Maintained communal gardens to both front and rear with parking. Communal CCTV cameras. Drying area. Concealed bin store. Garage in block with security up and over door.

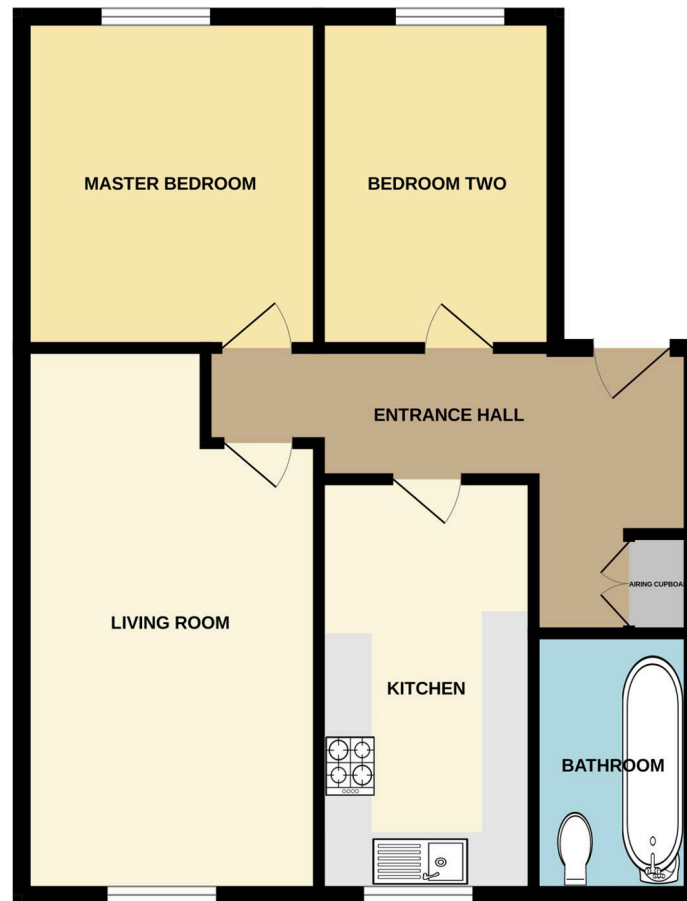
GARAGE

Single Garage

Garage en-bloc to the rear with a recent new roof. Up and over door.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



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