



28 The Crescent, Gloucester – GL1 3LF

In Excess of £110,000

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## 28 The Crescent

Gloucester, Gloucester

Located in The Crescent development close to Gloucester hospital is this attractive one bedroom apartment benefitting from an array of original features.

A communal stairwell leads to the front door of the apartment and into an entrance hall which features a storage area that has been cleverly converted to incorporate a desk space.

Off the entrance hall, the living / kitchen features a large sash windows with views to the front. The modern kitchen has been recently fitted.

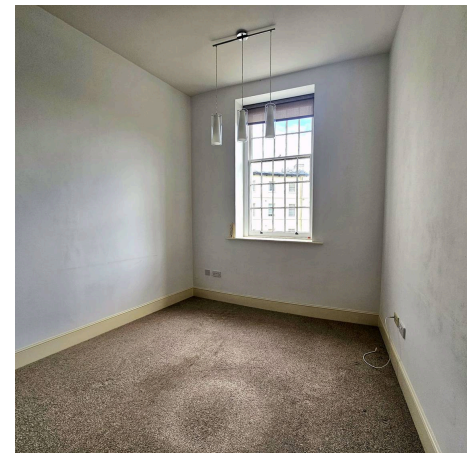
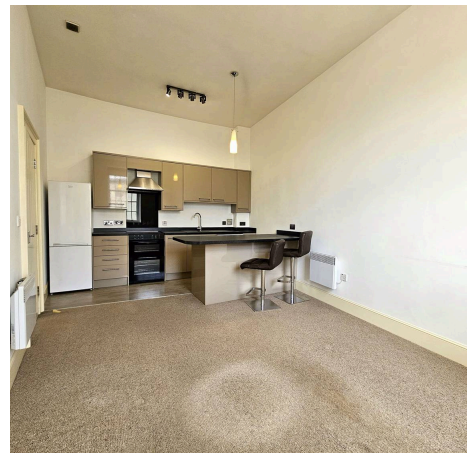
The bedroom is fitted with wardrobes and the modern bathroom features a large shower.

Allocated parking is provided with the property which is very conveniently located with easy access to Gloucester City Centre, the train station and Gloucester Royal hospital. Available with no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E





### Entrance Hall

Dimensions: 3' 7" x 10' 2" (1.08m x 3.10m). Desk area. Carpet. Electric radiator.

### Living Room

Dimensions: 20' 1" x 12' 3" (6.12m x 3.73m). Large sash window to front. Carpet. Electric radiator.

### Kitchen

Modern kitchen with wall, base and drawer units. Laminate worktop over. Electric cooker with extractor hood. Space for white goods. Laminate flooring.

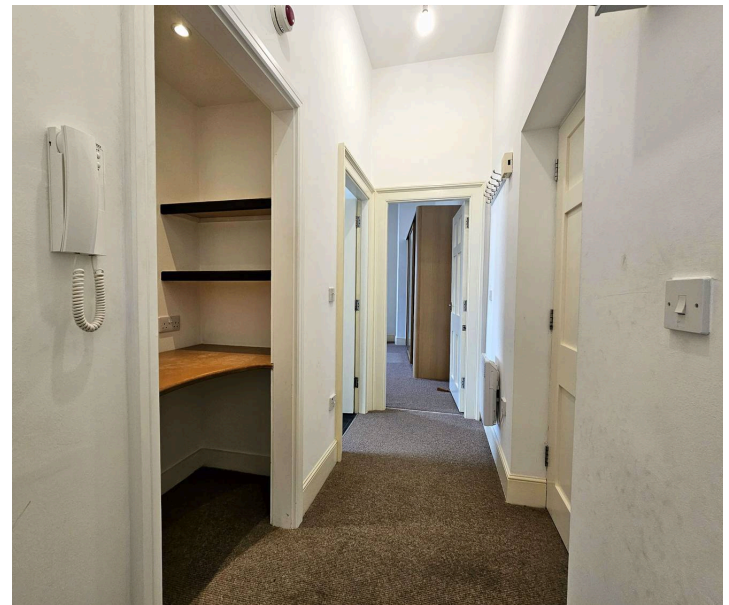
### Bedroom

Dimensions: 14' 3" x 13' 7" (4.34m x 4.13m). Large sash window to front. Carpet. Electric radiator. Fitted wardrobes with mirrored sliding doors.

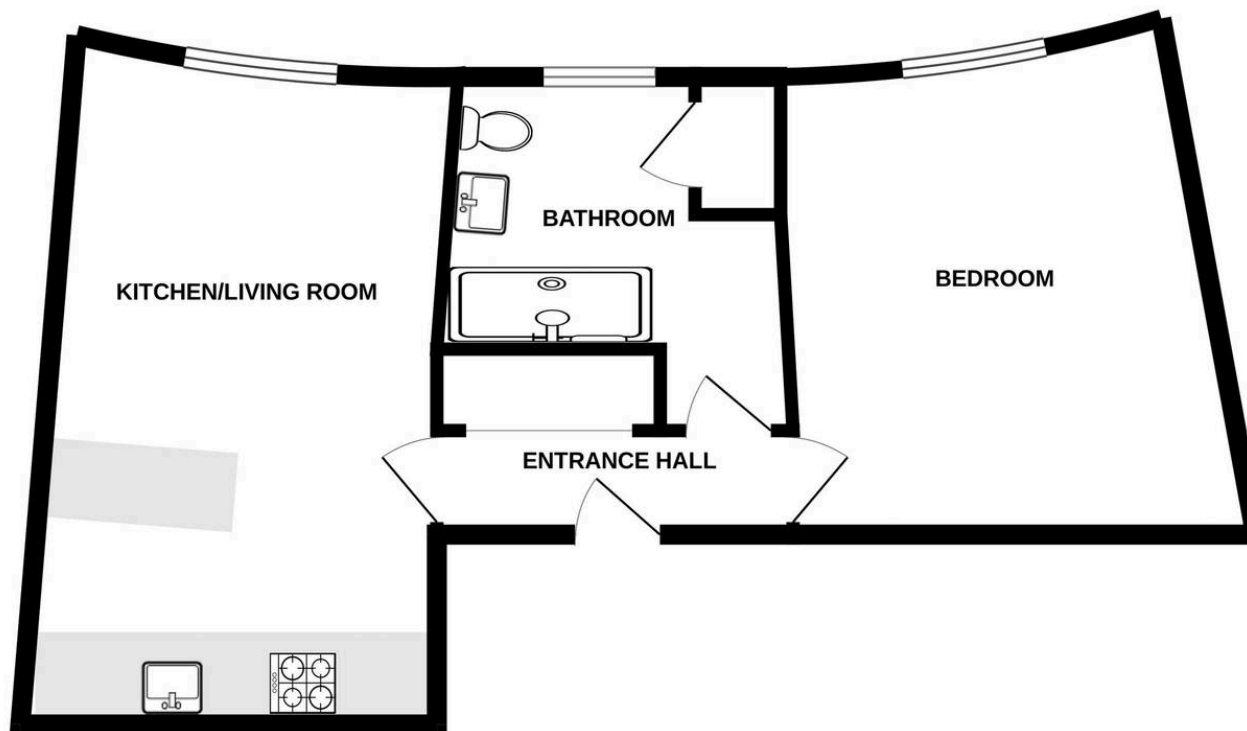
### Bathroom

Dimensions: 10' 5" x 9' 5" (3.17m x 2.87m). Large sash window to front. WC. Basin. Enclosed shower. Electric radiator. Part tiled walls. Vinyl floor. Cupboard with water tank.





GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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