



44 The Crescent, Gloucester – GL1 3LF

In Excess of £110,000

**Farr & Farr** Sales Lettings &

# 44 The Crescent

Gloucester, GL1 3LF

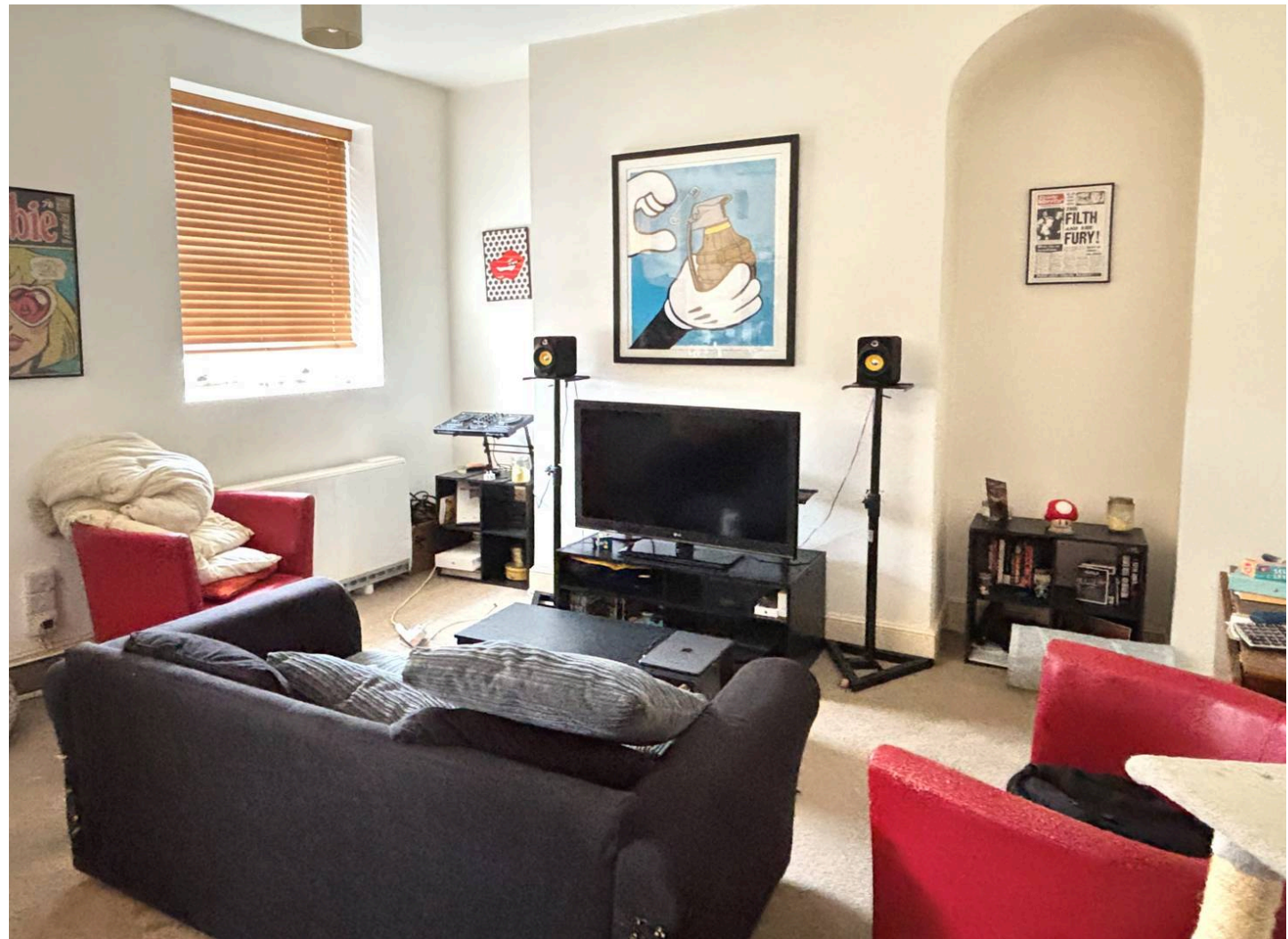
A VERY SPACIOUS DUPLEX APARTMENT IN THE VERY CENTRE OF THE ORIGINAL CRESCENT WITH A GOOD OUTLOOK TO THE FRONT

The Crescent is an impressive development of a period property set approximately 1/2 mile to the East of Gloucester city centre. The hospital, railway station, Cathedral and Docklands are all within very easy access and access to Cheltenham and the M5 is a short drive. Apartment 44 is situated over two floors in the very centre of the original half of The Crescent and has a good sized sitting room/dining room/kitchen with views of the central courtyard and the bedroom and bathroom below.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E





#### **ENTRANCE HALL**

To second floor with understairs cupboard.

#### **BEDROOM 1**

11' 0" x 13' 10" (3.35m x 4.21m).

#### **BATHROOM**

Panelled bath with mixer taps, shower attachment and glazed screen. Pedestal wash hand basin. Low-level WC. Part tiled walls. Vinyl floor.

#### **SECOND FLOOR**

##### **LANDING**

Store cupboard.

##### **SITTING ROOM/KITCHEN**

##### **SITTING AREA**

16' 11" x 14' 1" (5.15m x 4.29m). Night storage heater. Windows over central courtyard.

##### **KITCHEN AREA**

7' 11" x 6' 11" (2.41m x 2.11m). Well fitted within 1 1/2 bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall cupboards. Built-in Belling electric oven and four ring electric hob. Plumbing for washing machine. Vinyl floor. Views over the central courtyard.

#### **COMMUNAL GARDEN**

Lovely communal gardens to the front.

#### **ALLOCATED PARKING**

1 Parking Space

Allocated parking space within the view of the apartment. Good access with in and out drive.

