



Flat 11, Berkeley House Falcon Close, Quedgeley

Gloucester

Offers Over **£120,000**

Flat 11

Berkeley House Falcon Close, Gloucester

Modern FIRST FLOOR apartment located on the sought after GREEN FARM development
Accommodation comprises of Entrance Hall, OPEN PLAN Lounge/Kitchen with INTEGRATED APPLIANCES, DOUBLE Bedroom and a Family Bathroom.
Further benefits include an INTERCOM ENTRY PHONE SYSTEM, Double Glazing, Gas Radiator Central Heating and an ALLOCATED Parking Space

Property for sale with NO ONWARD CHAIN through Michael Tuck Estate Agents. Suggested Rental value of £850pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call 01452 543200 To View!

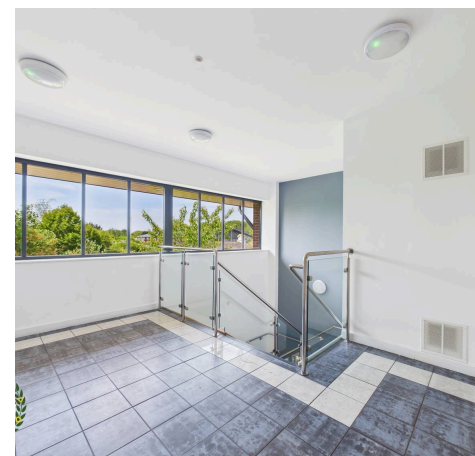
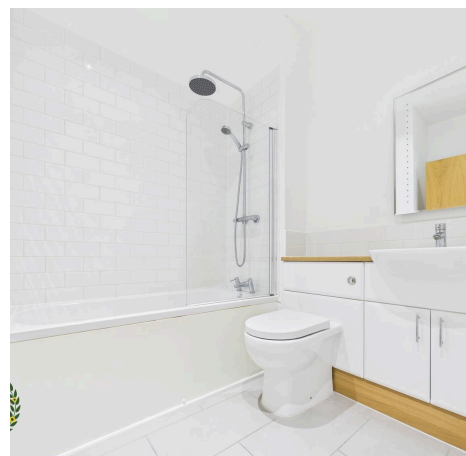
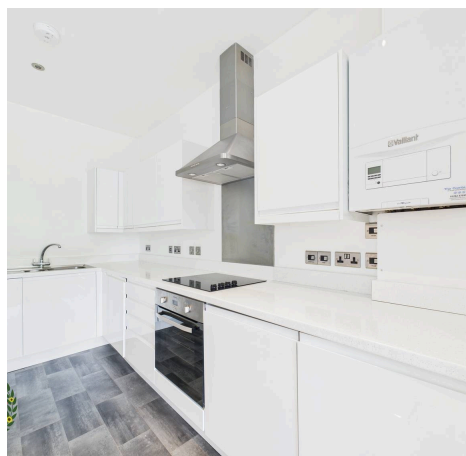
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- High specification to include integrated appliances
- 10 Year CRL Warranty
- Individual, contemporary, spacious, open plan living
- Store Cupboard
- Flooring & Blinds throughout
- Gas Central Heating
- Allocated parking space
- Exceptional thermal insulation & sound proofing
- Wired for super fast broadband



Communal Entrance Lobby

Entrance Hall

Kitchen/ Living/ Dining Room

Dimensions: 23' 0" x 14' 5" (7.01m x 4.39m).

Bedroom 1

Dimensions: 12' 7" x 9' 3" (3.83m x 2.82m).

Bathroom

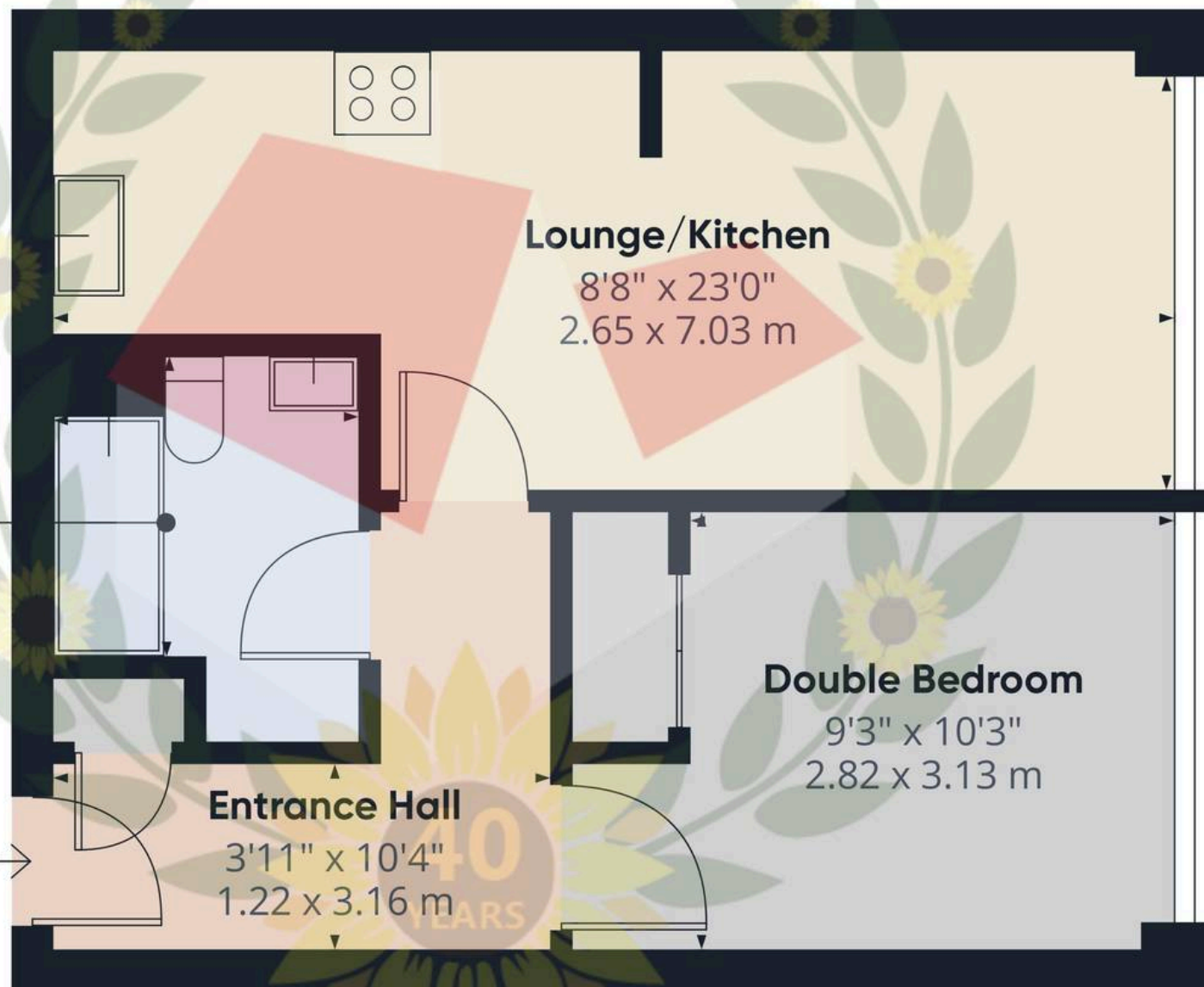
Dimensions: 6' 3" x 6' 9" (1.90m x 2.06m).

Tenure

Leasehold – 125 Years lease Ground Rent – £250 per annum Service Charge – £1274.40



Bathroom
6'1" x 6'6"
1.87 x 1.99 m



Lounge/Kitchen

8'8" x 23'0"
2.65 x 7.03 m

Double Bedroom

9'3" x 10'3"
2.82 x 3.13 m

Entrance Hall

3'11" x 10'4"
1.22 x 3.16 m

Approximate total area⁽¹⁾

409 ft²
38.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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