

FOR SALE



The Crescent, Gloucester

Spacious Ground Floor 2 Bedroom Flat, Dressing Room

Asking Price Of £150,000



The Crescent, Gloucester

2 Bedrooms, 2 Bathroom

Asking Price Of £150,000

- Ground Floor
- 2 Bedrooms
- Dressing Room & Ensuite
- Lounge/Diner
- Kitchen
- EPC E
- CTax B

DESCRIPTION INVESTMENT ONLY - Spacious ground floor flat (tenants in situ) with it's own front door, hallway, lounge/diner, modern kitchen, master bedroom with dressing area and en-suite, 2nd bedroom, bathroom. sash and case windows, electric heating, allocated parking, ideal location next to the hospital and walking distance to town. current tenant since 2020. EPC E, CTax B. Long lease , 976yrs , Service charge - £1888.36pa, ground rent - £159.92pa. No Chain.

HALLWAY Enter via your onw front door into a generous hallway with doors to the lounge, bedrooms and bathroom, ample room for coat hanging and shoes.

LOUNGE/DINER Spacious lounge diner with 2x sash and case window to the front, archway to the kitchen

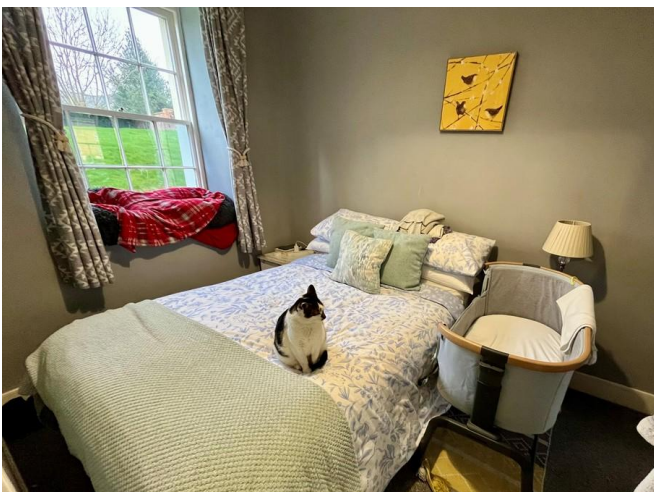
KITCHEN Sash and case window, range of eye and bas units, 1&1/2 sink and drainer, oven and ceramic hob with stainless steel extractor over, space and plumbing for washing machine, fridge and freezer spaces

BEDROOM 1 There is a main bedroom area with sash window leading to a dress room area with window and door to the ensuite

ENSUITE White suite with shower, sink and WC

BEDROOM 2 Sash window

BATHROOM White suite with WC, wash basin and panel bath

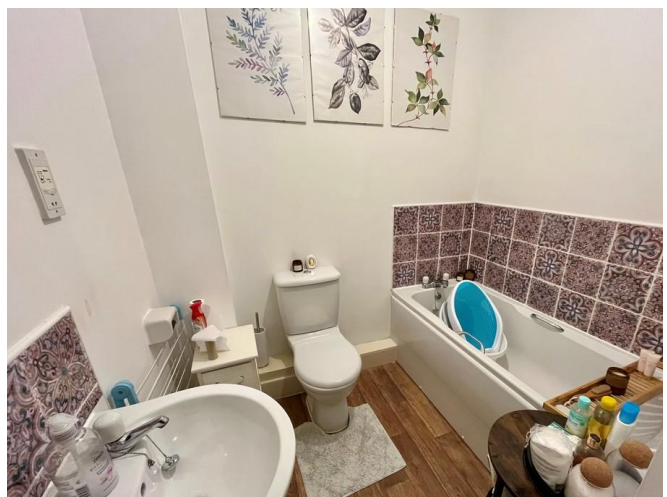
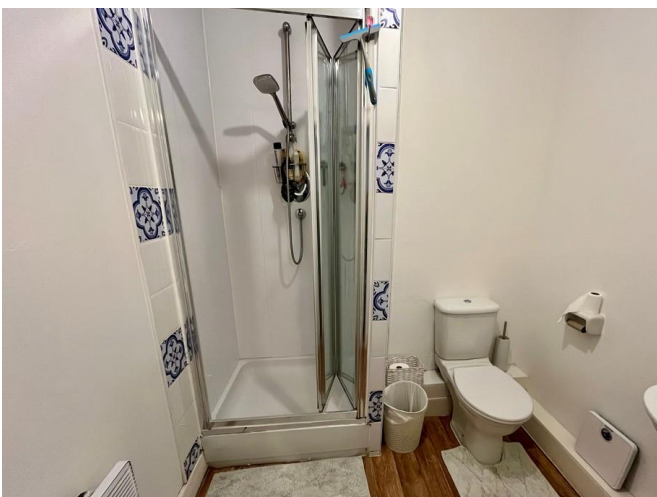


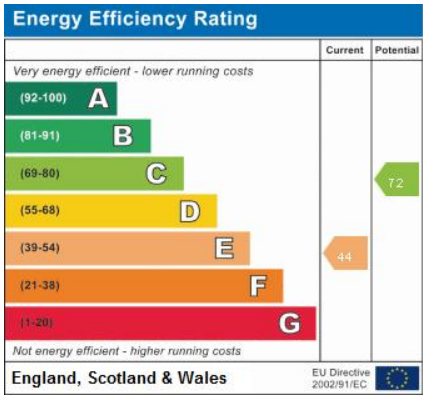


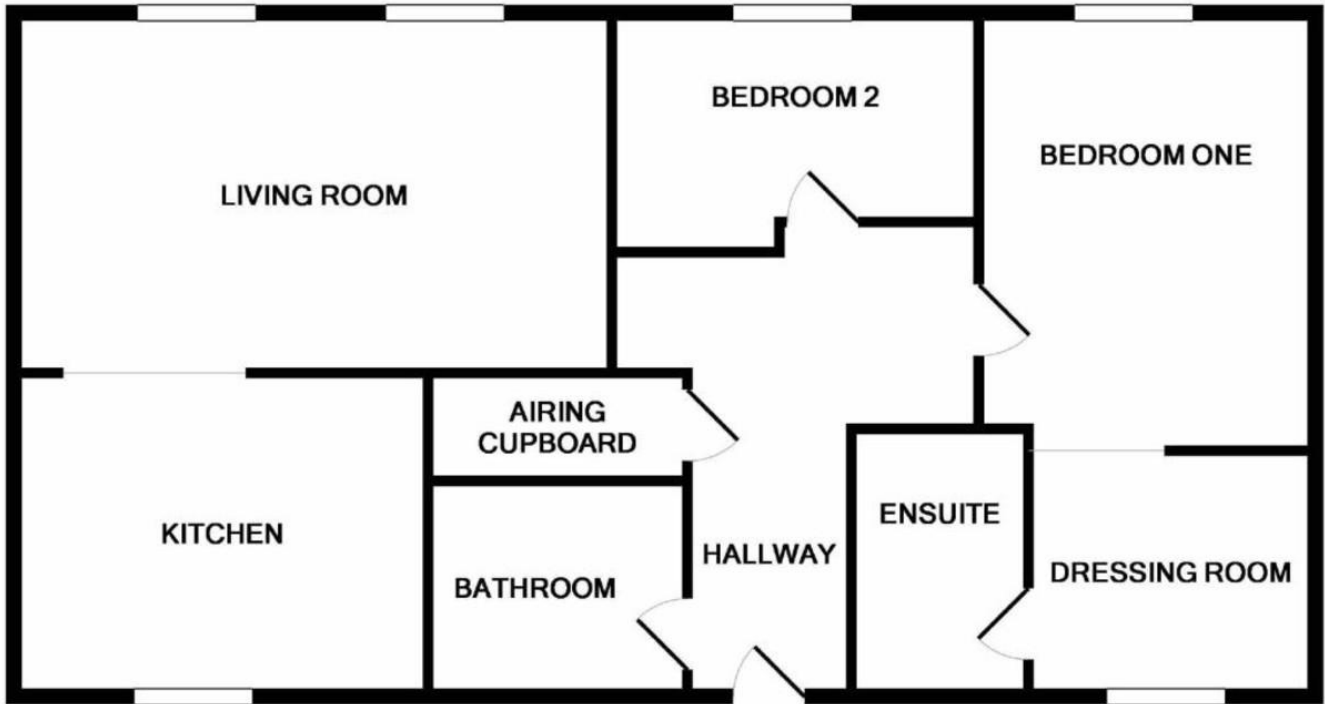
OUTSIDE There is an allocated parking space with permit

LEASE AND CHARGES 976yrs left on lease
Service charge - £1888.36 per yr
Ground rent - £159.92 per yr

These are correct at the time of marketing







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2019

Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
 T: 01452 528333 • E: gloucester@martinco.com

01452 528333

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.