



**The Crescent, Gloucester GL1 3LF**

**£127,500**



## The Crescent, Gloucester GL1 3LF

- No onward chain
- Spacious one double bedroom apartment
- Generous open plan living accommodation
- Allocated parking space & visitor parking permit
- Potential rental income of £595 pcm
- EPC rating E53

**£127,500**

### Accommodation

Accessed to the side of the building via secure coded entrance, the apartment is located on the second floor of this historic Grade II listed building. Upon entering the apartment the spacious hallway benefits from a generous sized space currently utilised as a home office and opens to the light and airy open plan kitchen and living area benefitting from sash window to the front, breakfast bar and plumbing for an automatic washing machine. .

To the other side of the entrance hall, the property is complete internally by the modern fitted shower room and the large double bedroom.

The apartment further benefits from allocated parking.

Viewing is highly advised for this beautiful apartment in a very popular area of Gloucester ideal for both residential buyers and investors alike with a potential rental income of £595 pcm.

### Location

Within the heart of the historic Gloucester, close to the Royal Hospital, The Crescent is ideally located for easy access to the city alongside those looking commute through bus routes and the train station, housing a direct line to London Paddington. With a range of local amenities along London Road to include a general store, pub, hairdressers and service station, whilst additional superstores can be located throughout the city alongside both primary and secondary schooling.

### Local Authority & Services

Gloucester City Council - Tax Band B.

We understand all mains services are connected to the property with the exception of gas.

### Tenure

Tenure - Leasehold. 999 years from 1 January 2006. First Port Property Services. Service charge approximately £1,508 per annum to include building insurance and water rates. Ground Rent: £150 per annum.

\*Information correct as of 21/4/21\*



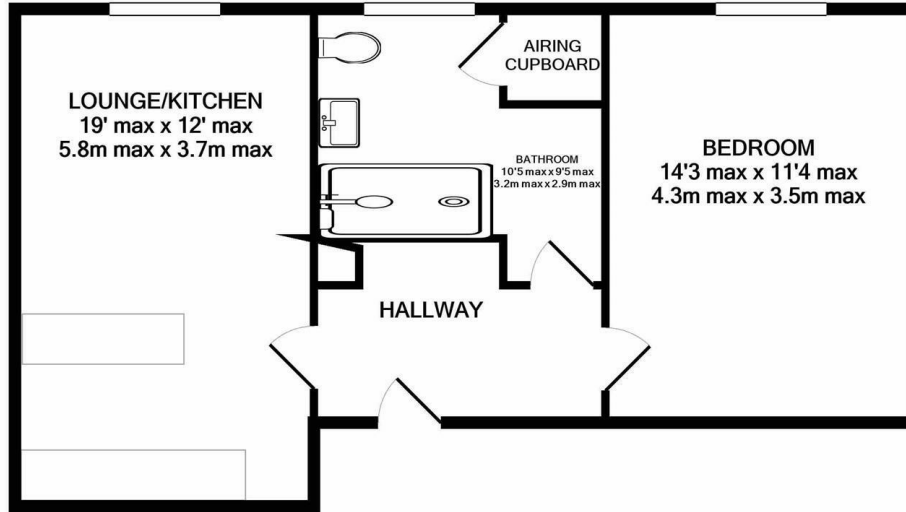
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**TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)**

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

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