



Flat 4, 25 Brunswick Square, Gloucester, GL1 1UN

£1,000 Per Month

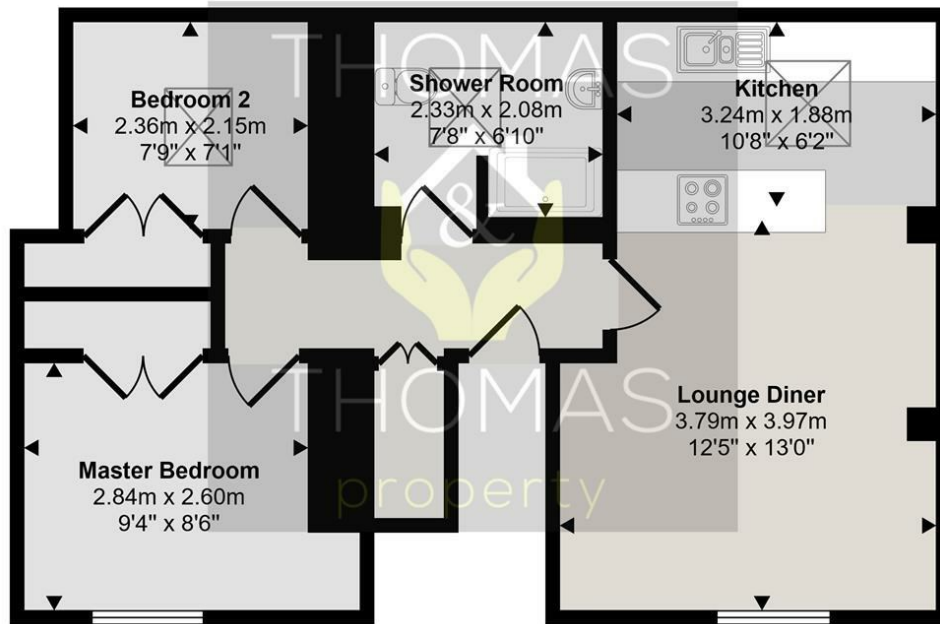
Thomas and Thomas are pleased to present this modern top floor, two bedroom apartment located in the iconic Brunswick Square with private residence gardens and just a short distance from the centre of Gloucester, and a short walk to the Quays.

The apartment can be let part furnished/unfurnished, and briefly comprising of: Hallway leading to the open plan kitchen / lounge. A very modern kitchen, it has a built in oven and electric hob, dishwasher, washer/dryer & freezer. The cosy lounge has an impressive looking over Gloucester. Next door is the modern bathroom with enclosed shower cubicle and skylight. There are two bedrooms, a double and single, with both benefiting from built in wardrobe space.

To the rear of the property is resident parking, offered on a first come first served basis with additional permit parking to the front of the property. There are also communal gardens located to the rear of the property as well as the private residence square to the front.

- Central Location
- Top Floor Apartment
- Two Bedrooms
- Immaculate Throughout
- Conservation Area
- Modern Bathroom & Kitchen

Approx Gross Internal Area
51 sq m / 545 sq ft

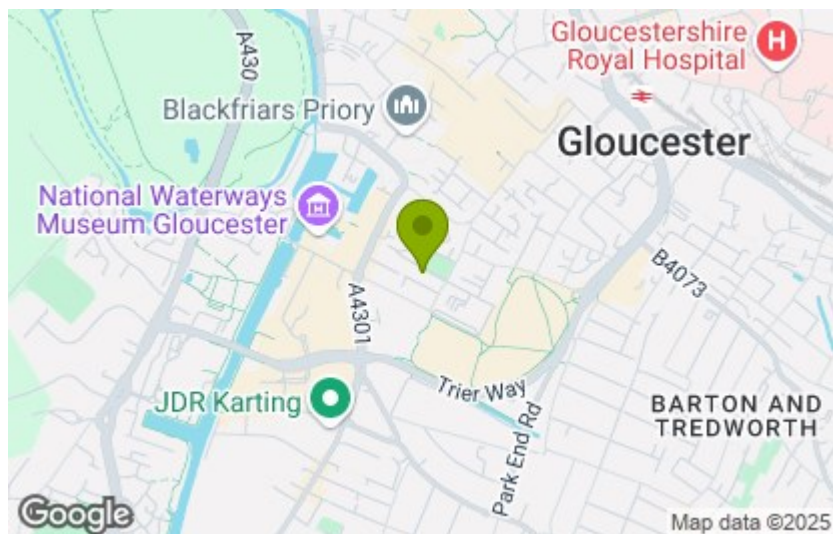


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.