



SALES & LETTINGS



# The Crescent, , Gloucester Gloucestershire GL1 3LF

**£155,000**

- Two Double Bedrooms
- Ground Floor
- Light And Airy Space
- Two Bathrooms
- Allocated Parking
- Close To Gloucester Royal Hospital
- Modern Fitted Kitchen

## The Property

**\*\*Ideal Investment Opportunity – Ground Floor Apartment in The Crescent\*\***

TG Sales are delighted to present this fabulous ground-floor apartment situated within the historic and highly sought-after The Crescent, ideally located close to Gloucester Royal Hospital. Set within a characterful period building, this apartment beautifully combines charming original features with modern-day conveniences, making it an attractive purchase for investors and homeowners alike.

The accommodation briefly comprises of a welcoming entrance hallway, which leads into a spacious and light-filled lounge, from here is a kitchen/dining area complete with a modern fitted kitchen. The main bedroom is generous in size and benefits from an ensuite bathroom. In addition, there is a second double bedroom and a well-appointed family bathroom.

**Additional Information: Council Tax: Band B EPC Rating: C**

**Lease: 965 years remaining. Service Charge: £1,723.48 per annum. Ground Rent: £150 per annum.**

With its prime location near the hospital and excellent local amenities, this property offers strong rental appeal and long-term investment potential. Offered with NO ONWARD CHAIN



## Directions

**SATNAV postcode GL1 3LF**

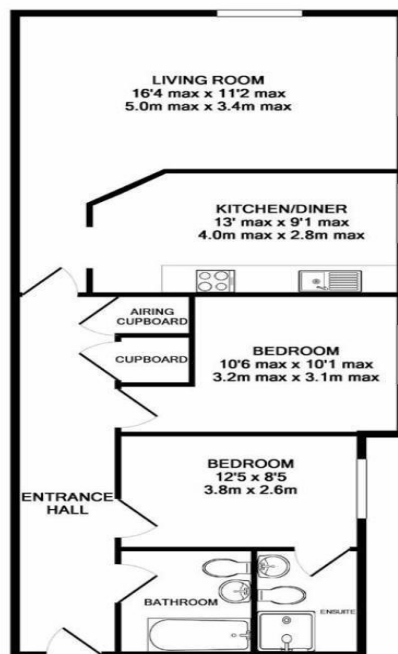
## Tenure Leasehold

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band B**





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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