

**TG**

SALES & LETTINGS



Henry Road, , Gloucester  
Gloucestershire GL1 3DX

**£110,000**

- First Floor Apartment
- Parking For One Car
- Gas Central Heating
- Double Glazing
- Excellent Location
- No Onward Chain

### **The Property**

**\*\* IDEAL FIRST-TIME BUY\*\***

TG Sales & Lettings are pleased to offer 'FOR SALE' this one-bedroom apartment located on the popular Henry Road, just off Denmark Road. This property is close to the city centre and Gloucester Royal Hospital. It is presented in good condition and includes the added benefit of off-road parking for one car. Situated on the first floor, the apartment features a double bedroom, a modern fitted bathroom with a shower over the bath, a lounge with a bay window, and a fitted kitchen with an oven and hob.

Additional benefits include gas central heating and double glazing.

**\*\*Management charges, ground rent and buildings insurance =£500 per annum**



### **Directions**

**SATNAV postcode GL1 3DX**

### **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 A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	63	72
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Approximate total area<sup>(1)</sup>  
35.66 m<sup>2</sup>  
383.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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