

24 The Crescent

, Gloucester, GL1 3LF

£185,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented two double bedroom duplex apartment situated in a popular and central location close to the city centre and hospital.

Offering character features to include high ceilings throughout and spacious accommodation to include kitchen, utility, lounge and two en-suite bedrooms, this property must be viewed to appreciate all that it has to offer!



Communal Entrance

Via solid wooden door, door entry system. Doors lead off:

Entrance Hall

Via wooden door into entrance hall, storage cupboard housing water tank, stairs to first floor, doors to bedroom 1 and 2, storage cupboard.

Bedroom One

Fitted wardrobes, wooden sash window to side aspect, electric heater, Tv point, door to en-suite.

En-Suite

Low level WC, sink unit with mixer tap over, heated towel rail, part tiled walls, tiled flooring, double shower cubicle with shower off the mains, shaver point.

Bedroom Two

Wooden sash windows to side aspect, electric heater, door to en-suite.

En-suite

Panelled bath with shower over, part tiled walls, tiled flooring, heated towel rail, pedestal wash hand basin, shaver point.

First floor landing

Split staircase with access to office, kitchen diner, lounge and WC.

Office

Two wooden sash windows to front aspect, electric heater.

Kitchen Diner

Range of base and eye level storage units, wooden worksurfaces over, one and a half bowl sink unit with mixer tap over and single drainer, electric hob with extractor hood over,

electric oven, laminate flooring, integrated dishwasher and fridge freezer, breakfast bar, space for table and chairs, wooden sash window to side aspect, spotlights, electric heater, open to utility.

Utility

Plumbing for washing machine and tumble dryer, wooden worksurface over.

WC

Low level WC, vanity sink unit, heated towel rail, tiled flooring, shaver point.

Lounge

Wooden sash window to side aspect, electric heater.

Garage & Cellar

Garage - up and over door

Cellar - storage space.

Tenure & Charges

Leasehold- 999 year lease since 2002.

Charges- £2800 per annum management charge to include : Water, Window cleaning, Cleaning of communal areas, Communal grounds maintenance, Buildings Insurance, Payment into the building reserves.

Ground Rent- £150 per annum.

Services

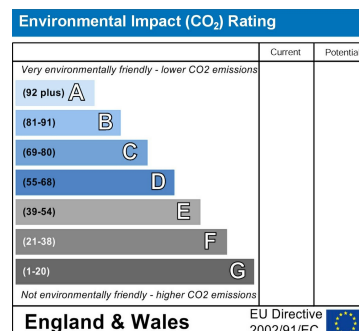
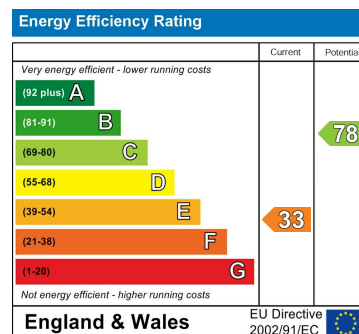
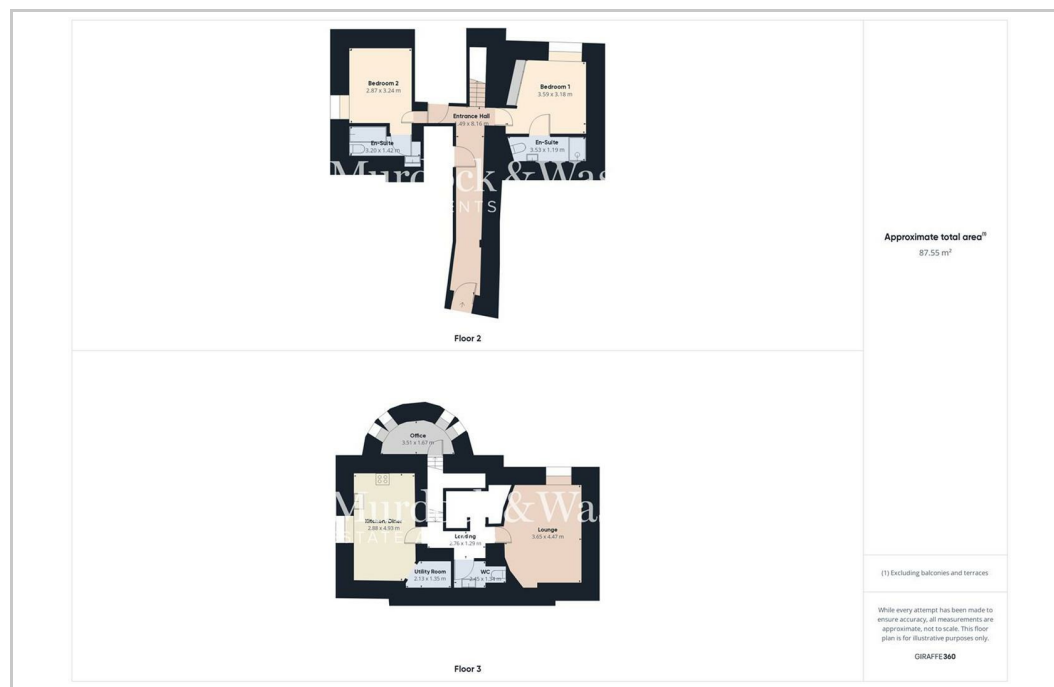
Mains water, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

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