



## 66 The Crescent

Gloucester, GL1 3LF

**£160,000**



We are pleased to bring to the market this well-presented and spacious two-bedroom apartment, located in the ever-popular development, The Crescent. Offered for sale with no onward chain, the property provides an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home.

With allocated parking and generously sized accommodation throughout, early viewing is strongly advised.



### Secure Communal Front Door

Accessed via front door, stairs leading to all floors.

### Entrance Hallway

Accessed via front door, two sash windows to rear, electric radiator, power points, laminate flooring, storage cupboard, doors leading off to both bedrooms, bathroom & lounge/diner.

### Lounge/Diner

Two sash windows to front, television point, electric radiator, power points, laminate flooring, opening through too:

### Kitchen

Sash window to rear, eye & base level units with roll edge work tops, sink/drainage, electric oven with induction hob & hood, space for further appliances, partly tiled walls, power points.

### Bedroom 1

Sash window to front, television point, power points.

### En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, electric radiator, shaver point.

### Bedroom 2

Sash window to rear, power points. electric radiator.

### Bathroom

Sash window to rear, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, shaver point, towel rail.

### Outside

One allocated parking space.

### Tenure & Charges

Leasehold- 999 year lease from 2005.  
First Port are the management company  
£157 per month Management Charges  
£160 per annum is the ground rent charge.

### Services

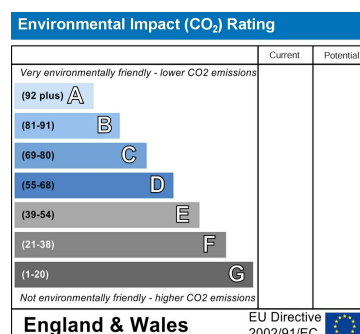
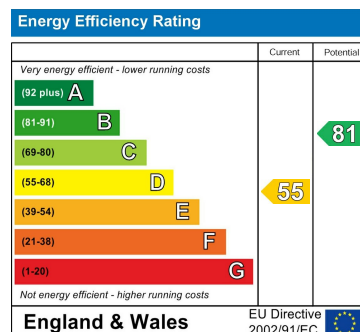
Mains water, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

These 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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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