

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £139,950

REF: LG23944/JF

**21 CATHEDRAL COURT
LONDON ROAD
GLOUCESTER
GL1 3QE**



**A GOOD SIZED SECOND FLOOR APARTMENT IN A QUIET
POSITION IN THIS POPULAR OVER 55'S DEVELOPMENT**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

21 CATHEDRAL COURT, LONDON ROAD, GLOUCESTER

Cathedral Court is a very popular residential development for the over 55's situated on the London Road just over ½ mile to the East of Gloucester City centre. Transport facilities are on the doorstep and access to both Gloucester and Cheltenham is only a short drive.

Number 21 offers good accommodation and situated in a quiet position on the second floor to the rear of the block and has views to the Cathedral. Internally both bedrooms are of a good size, there is a recently refitted shower room and comprehensively fitted kitchen.

TWO BEDROOMS: SHOWER ROOM: LOUNGE: KITCHEN: ELECTRIC HEATING: DOUBLE GLAZING: COMMUNAL GARDENS: PARKING: GOOD COMMUNAL SITTING ROOM AND LAUNDRY:

COMMUNAL HALLS:

ENTRANCE HALL:

Of a good size. Access to loft. Deep airing/store cupboard.

SITTING ROOM: 17'6 x 10'9.

Double aspect. Views to the Cathedral. Fireplace with coal effect electric fire. T.V point. Coved ceiling. Alarm controls.





KITCHEN: 7'6 x 7'7.

Very comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Built in fridge and freezer. Built in oven and four ring electric hob with extractor hood. Dimplex electric wall heater.



BEDROOM 1: 12' x 11.

Double wardrobe cupboard with mirrored folding doors. T.V point. Alarm pull. Telephone point.



BEDROOM 2: 8'6 x 9'.

Electric panelled radiator. Alarm pull. Coved ceiling.

SHOWER ROOM:

Fully tiled shower with stainless steel controls and glazed sliding doors. Vanity unit with wash hand basin. Low level W.C. Electric heated towel rail. Wall heater. Extractor fan.



COMMUNAL AREAS:

Include a large well furnished sitting room with fireplace and adjoining kitchenette with T.V and direct access and a laundry room with washing machines.

**EXTERIOR:**

Gardens and grounds are to the front, side and rear of the property and well landscaped, offers areas of privacy with ample communal parking and seating areas.

EPC: C-73

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT