

ESTATE AGENTS



# Farr & Farr

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**PRICE: £130,000**

**REF: LG24156/JF**

**2 COLEBRIDGE HOUSE APARTMENTS  
CHELTENHAM ROAD  
LONGLEVENS  
GLOUCESTER  
GL2 0LX**



**A DELIGHTFUL GROUND FLOOR APARTMENT IN THIS  
INTERESTING AND HIGH QUALITY TWO YEAR OLD CONVERSION  
IN A PROMINENT POSITION ON THE CHELTENHAM ROAD**

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**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
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**Churchdown:**

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Gloucester GL3 2ER  
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**Lettings:**

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## **2 COLEBRIDGE HOUSE APARTMENTS, CHELTENHAM ROAD, LONGLEVENS, GLOUCESTER**

Colebridge House is a collection of 14 apartments within this landmark building converted approximately 2 years ago. Number 2, originally the show home is situated conveniently on the ground floor sharing its communal entrance with only one other. Internally there is a good sized bedroom with double wardrobes, a large well fitted shower room and open plan living/kitchen with windows both to the front and side giving a good deal of light.

The property is situated just over a mile to the East of Gloucester City centre with good local shopping close by and transport facilities on the doorstep. The M5 and Cheltenham is only a short drive

**BEDROOM: GOOD SIZED SHOWER ROOM: LOUNGE/WELL EQUIPPED  
KITCHEN: ELECTRIC HEATING: ALLOCATED PARKING:**

### **COMMUNAL HALL:**

Door to:-

### **INNER HALL:**

Of a very good size. Electric panelled radiator. Inset ceiling spotlights. Door to:-

### **LOUNGE/KITCHEN: 17'6 x 9'2.**

Lounge area with large original windows to both front and side. Electric panelled radiator. T.V point. Breakfast bar divide to Kitchen Very comprehensively fitted with inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Built in Lamona oven with four ring hob, stainless steel back plate and cooker hood. Built in fridge and washing machine. Under unit lighting. Inset ceiling spotlights.







**BEDROOM: 12'2 x 10'9.**

Electric panelled radiator. T.V point. Double wardrobe cupboard. Large original window.



**SHOWER ROOM:**

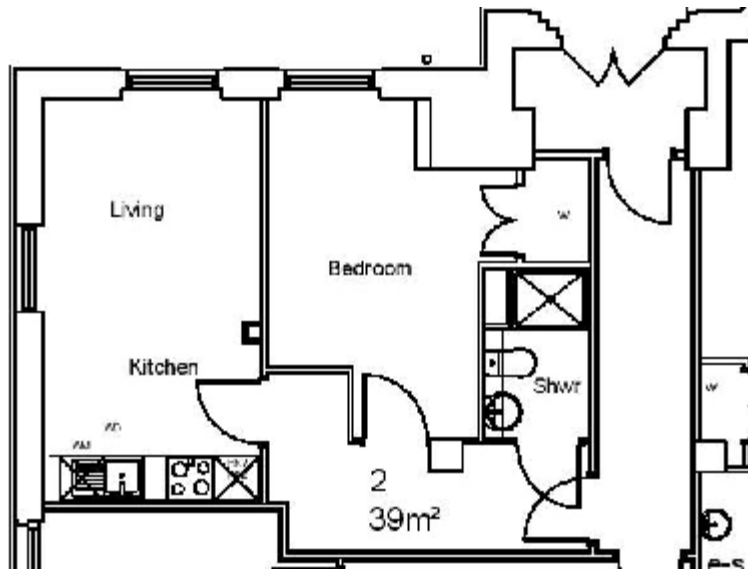
Double shower cubicle with fully tiled walls and Mira shower with glazed sliding screen. Pedestal wash hand basin. Low level W.C. Vinyl floor. Vertical heated towel rail/radiator in stainless steel. Inset ceiling spotlights. Extractor fan. Shaver point.

**EPC: E-50**

**AGENTS NOTE:**

**All measurements are approximate**





**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**