

ESTATE AGENTS



Farr & Farr

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PRICE: £285,000

REF: LG24229/JF

**25 NORTH POINT
9 SEVERN ROAD
GLOUCESTER
GL1 2LE**



**A QUITE EXCEPTIONAL PENTHOUSE DUPLEX APARTMENT IN
THIS MODERN DEVELOPMENT WITH BALCONIES AND WESTERLY
PANORAMIC VIEWS OVER ALNEY ISLAND NATURE RESERVE**

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25 NORTH POINT, 9 SEVERN ROAD, GLOUCESTER

Number 25 is probably the finest two storey Penthouse available in Gloucester. To the top floor is a 28' x 20' open plan dining/kitchen with windows almost completely to one side and over looking Alney Island and a full length balcony. The Kitchen has been refurbished since new to the very highest standards and on the floor below, an ensuite shower room to the master bedroom has been beautifully upgraded. There are two double bedrooms as well as a family bathroom. It is heated by electric, double glazed throughout and has the benefits of secure allocated under cover parking to the ground floor.

North Point built approximately 15 years ago adjoining the main Dock on the edge of the exciting development and the Quays. Within the Quays are restaurants, cafes, pubs and a gym as well as an outlet centre, all of which are within walking distance. Both the City centre and Cathedral are very close by.

TWO DOUBLE BEDROOMS: MASTER WITH JULIET BALCONY AND LUXURY ENSUITE SHOWER ROOM: FAMILY BATHROOM: LARGE TOP FLOOR OPEN PLAN 28' X 20 LIVING/DINING/KITCHEN WITH ONE WALL OF WINDOWS AND BALCONY: STORE ROOM: SECURE UNDERGROUND PARKING:

COMMUNAL HALL:

Lift. Entry phone system. Personal front door to:-

HALL:

(Of a good size). Wall thermostat. Entry phone. Electric panelled radiator. Staircase to top floor. Large understairs cupboard. Cupboard housing water heater.

BEDROOM 1: 13'6 x 15'3.

French doors with Juliet balcony. Second window. Electric panelled radiator. T.V points. Wall thermostat. Double wardrobe cupboard.



ENSUITE SHOWER ROOM:

Beautifully and recently fitted with large shower cubicle with marbrex splashbacks and stainless steel shower with glazed sliding screen. Vanity unit with cupboards below. Low level W.C with concealed cistern. Worktops. Vinyl floor. Fully tiled walls. Vertical heated towel rail/radiator. Full height medicine cabinet with mirrored door. Extractor fan. Inset ceiling spotlights.



BEDROOM 2: 14' x 9'9.

Electric panelled radiator.



BATHROOM:

Very well fitted with white suite of panelled bath, mixer taps and shower attachment. Tiled splashbacks. Glazed screen. Pedestal wash hand basin. Low level W.C with concealed cistern. $\frac{3}{4}$ tiled walls. Tiled shelf. Vinyl floor. Heated towel rail/radiator. Full height medicine cabinet with mirrored door. Inset ceiling spotlights. Shaver point.



SECOND FLOOR:-

OPEN PLAN KITCHEN/DINING/LIVING ROOM: 27'8 x 20'7.

Sitting/dining area with part vaulted ceiling. Two large full height windows and sliding patio doors to balcony and overlooking Alney Island meadow and river to May Hill.

T.V point. Two electric wall heaters. High quality flooring. Breakfast bar and cooking peninsula unit with arch to Kitchen area recently and very comprehensively fitted with Neff induction hob and built in eye level double ovens. Stainless steel extractor hood with pelmet lighting. Worktops with inset sink with cupboards and drawers below. Wall cupboards. Large larder unit. Sliding shelving. Built in double height fridge and



separate freezer with store cupboards above. High quality flooring. Inset ceiling spotlighting. Additional shelving. Walk in:-

STORE ROOM: 6'8 x 4'6.

Light.









EXTERIOR:

Secure underground parking with 1 parking space.



(View)

EPC: TBC

AGENTS NOTE:

All room sizes are approximate

VIEWING BY APPOINTMENT THROUGH THE AGENT