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**16 The Crescent, Horton Road, Gloucester, GL1 3LF**

**OIEO £128,000**

Ref: LG24326

**A VERY LARGE SECOND FLOOR APARTMENT IN THIS PRESTIGIOUS BUILDING WITH A RENTAL INCOME OF £775PCM**

The Crescent is an imposing and important conversion to apartments and is situated about 3/4 mile to the East of Gloucester City centre. Good local facilities including school, the hospital, railway station and city centre are all within walking distance and access to Cheltenham and the M5 is only a short drive.



## **ACCOMMODATION**

### **COMMUNAL ENTRANCE HALL**

Staircase to front door.

### **HALLWAY**

Of a very good size being wide and long. Hanging area. Consumer box. Electric panelled radiator. Entry phone system. Large airing cupboard with factory lagged cylinder and shelving.

### **LOUNGE/DINING/KITCHEN 20' 6" x 16' 0" (6.24m x 4.87m)**

Two electric panelled radiators. Two large sash windows. Opening to Kitchen area with inset one and half bowl single drainer stainless steel sink unit with mixer taps and cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine and dishwasher. Built in oven and electric hob with extractor hood. Space for fridge/freezer.

### **BEDROOM 1 11' 1" x 8' 8" (3.38m x 2.64m)**

Large sash window. Electric radiator.

### **BEDROOM 2 12' 2" x 7' 8" (3.71m x 2.34m)**

Large sash window. Electric panelled radiator.

### **BATHROOM**

White suite of panelled bath with mixer taps and shower attachment with fully tiled splashbacks and glazed screen. Pedestal wash hand basin. Low level W.C. Shaver point. Electric panelled radiator.

### **EXTERIOR**

Well maintained and landscaped communal gardens with good areas of lawns. Allocated parking. Mature trees. Concealed bin storage areas.

### **AGENTS NOTE**

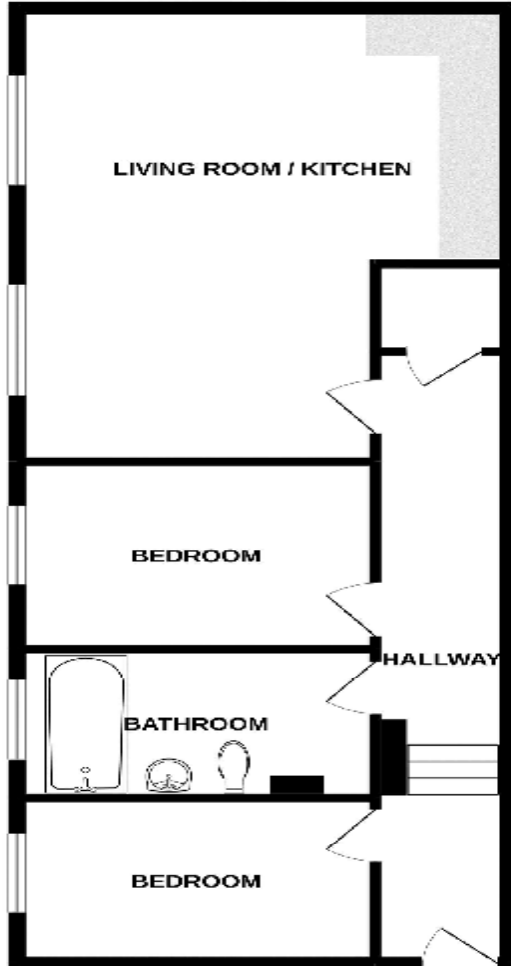
Service Charge: £1700PA (Approx)

Ground Rent: £86PA (Approx)

Lease : Approximately 110 years remaining



CIRCUMFLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation for or efficiency can be given.  
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