

The Crescent, GLOUCESTER, Gloucestershire
Guide Price: £180,000

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QUICKSILVER
POOL TABLE
BACKGAMMON



* NO CHAIN *

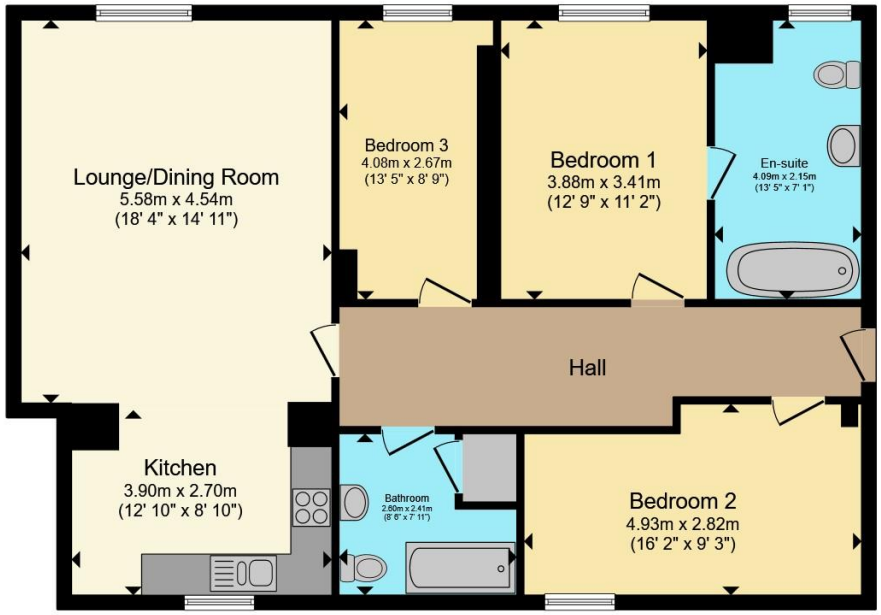
Situated within the iconic and highly regarded Crescent development, this beautifully presented three bedroom apartment offers generous accommodation set within an impressive period building, combining character features with modern living.

The Crescent is superbly positioned for access to Gloucester city centre, offering a wide range of local amenities including shops, cafés, restaurants and leisure facilities. Gloucester Docks, the historic Cathedral and transport links including Gloucester Railway Station are all within easy reach, making the location ideal for professionals, families and those seeking city living with character. Gloucester Royal Hospital is a short 0.6 miles from this home.

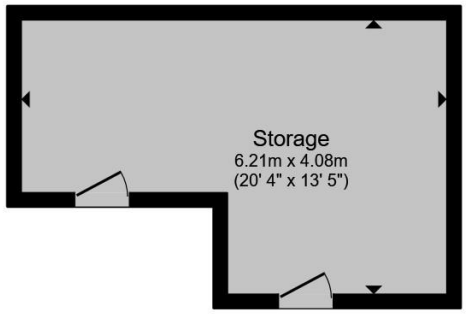
Accessed via the communal entrance, the apartment opens into a central hallway, which provides access to all principal rooms. Immediately ahead, the accommodation flows through to the bedrooms, while to one side sits the impressive lounge/dining room, with the kitchen positioned just off. The layout offers a practical separation between living and sleeping space, making it well suited to both families and professional sharers.







Floor Plan



Outbuilding

Total floor area 121.3 m² (1,305 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£2,400**

Years Left on Lease: **979**

Ground Rent: **£150**

Viewing by appointment

T: 01452 307227
E: gloucester@taylorsestateagents.co.uk
Unit 2, 1b Worcester Street, Gloucester, GL1 3AJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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