

FOR SALE



Longhorn Avenue, Gloucester

2 Bedrooms, 2 Bathroom, Flat

Asking Price Of £150,000





- 2 Double Bedrooms
- Popular Location
- Lounge/dining Room
- Kitchen
- Ensuite To Master Bedroom
- Bathroom
- Gas Central Heating & Double Glazing

DESCRIPTION

Martin & Co are delighted to offer 'To Let' this 2 bedroom apartment situated in the ever-popular setting of Longhorn Avenue, Gloucester. Within walking distance to local amenities and Gloucester City Centre, the property accommodation briefly comprising of entrance hall, lounge, kitchen, 2 bedrooms with en-suite to master bedroom and family bathroom. Further benefiting from gas central heating, double glazing and allocated parking space.

HALLWAY

leading through the flat giving access to all room, window to the rear, storage cupboard

LOUNGE/DINER

a spacious dual aspect room with double glazed double doors to the front to Juliet balcony, window to the rear open plan to the archway to the kitchen

KITCHEN

modern fitted kitchen with eye and base units, sink and drainer, oven and hob, extractor over, window to the rear

BEDROOM 1

double room with recessed wardrobes, window to the front, door to:-

ENSUITE modern white suite with WC, wash basin, shower cubicle and shower

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BEDROOM 2 double bedroom with window to the front, recessed wardrobe

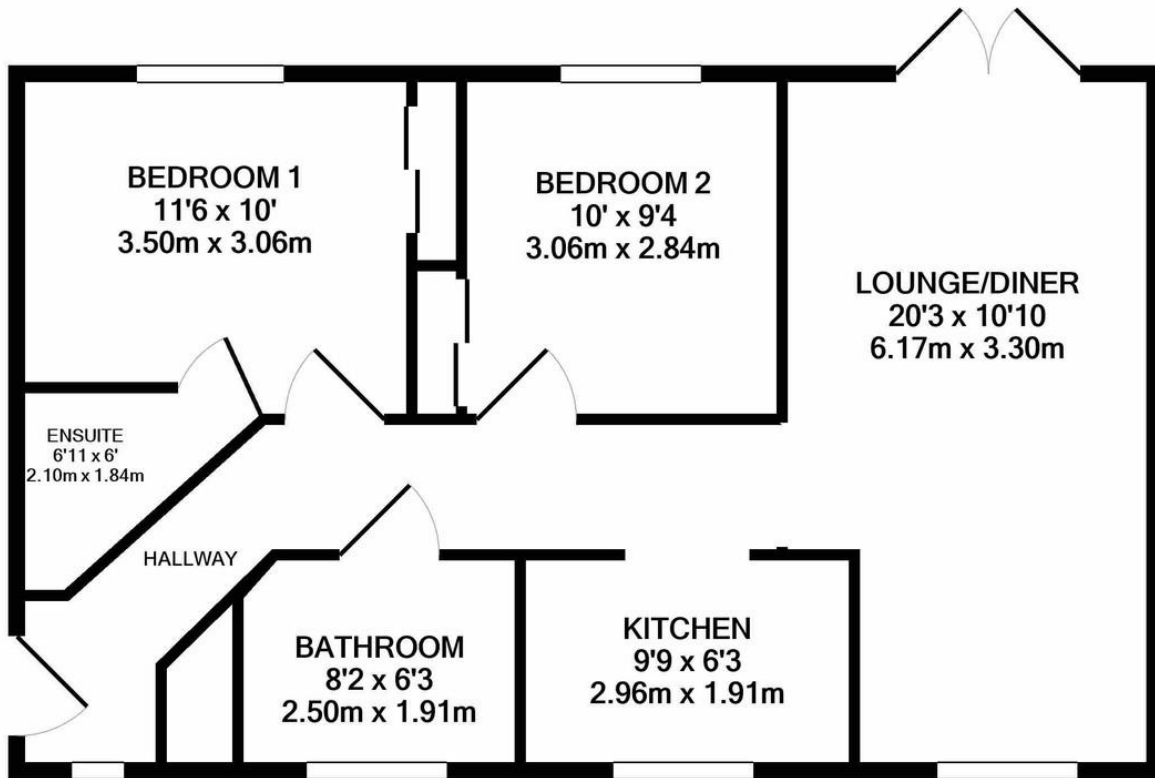
BATHROOM white suite with WC, wash basin and panelled bath with shower over, window to the rear

GARAGE open fronted garage to the left of the property

SERVICE CHARGES Lease approx. 108 yrs left
Service Charge - £1567.22 (TBC)
Ground Rent - £250 (TBC)

*Correct at the time of marketing





TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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