



**Park Road Gloucester,  
GL1 1LR**

**£145,000**



**Share Of Freehold**

**Newly Refurbished**

**Ideal Buy To Let or First Time Buy**

**Lovely Views**

Communal Entrance

Enter via secured telecom controlled door in to main lobby, door to flat 1 and stairs rising to first and second floors.

Entrance to flat

Enter via front door in to hall way, doors to all rooms.

Lounge/Kitchen/Diner 15' 6" x 14' 5" (4.72m x 4.39m)

Sash window to side aspect, radiator and TV point. Kitchen - A range of eye and base level soft close units with inset 1.5 bowl stainless steel sink and drainer unit and mixer tap over, 4 ring electric hob with extractor hood over, inset oven, integral dishwasher and under counter fridge, down lighters, laminate flooring, breakfast bar, door to:-

Utility Room

Sash window to side aspect, eye and base level soft close units with work surface space, washing machine space and plumbing, space for fridge/freezer, radiator, wall mounted combi boiler.

Bathroom 9' 9" x 5' 5" (2.97m x 1.65m)

L - shaped panelled bath with shower screen, mixer tap and water fall shower over, low level W.C., Vanity unit with inset wash hand basin and mixer tap over, storage cupboard below, heated towel rail, window to side aspect, extractor fan and spot lighting.

Bedroom One 15' 9" x 12' 6" (4.80m x 3.81m)

Sash windows to front and side aspect offering views over the Park, radiator, TV point, sliding door to:-

En-suite

Walk in corner shower with sliding doors and waterfall shower over, low level W.C., Vanity unit with inset wash hand basin and mixer tap over, storage cupboard below, heated towel rail, extractor fan, spot lighting.

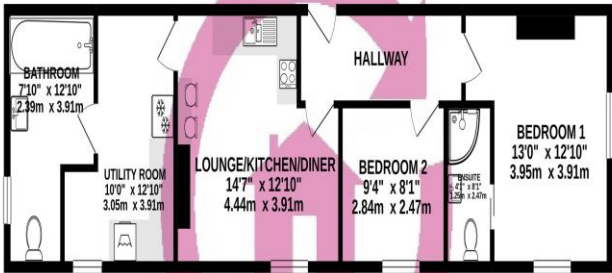
Bedroom Two 11' 4" x 9' 3" (3.45m x 2.82m)

Sash window to side aspect, radiator, TV point.

Lease Information

As the property can be purchased as a whole block there isn't any lease information or service charges yet available.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan shown here, measurements of doors, windows, rooms and any other details are approximate and the 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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