



This delightful one bedroom garden apartment offers spacious living accommodation and is stylishly presented throughout.

Situated in a great location the apartment is a short walk to the cafes, restaurants, boutiques and independent shops which line the ever popular Gloucester Road. Transport links are good with easy access to the bus networks into the city centre and motorway links.

The accommodation consists of a well-presented lounge to the front of the property with stripped wooden flooring, a bay window and includes a log burner. There is a double bedroom with a decorative fireplace and doors onto the conservatory. The large modern kitchen has space for a little breakfast bar and contains integrated appliances. The modern bathroom is to the rear.

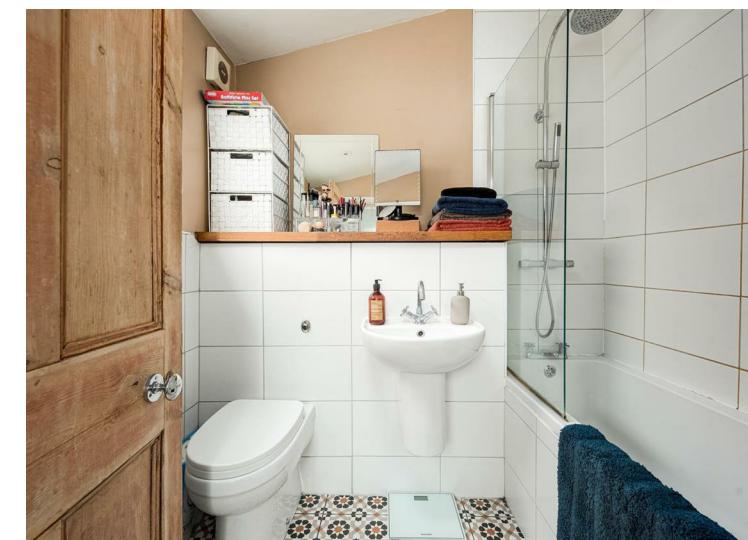
Outside you benefit from a private south-east facing rear garden mainly laid to lawn.

This really is a nicely presented, spacious apartment which would suit a first-time buyer, investor or someone looking to down-size to the area.

Leasehold information - remainder of 999 year lease. Share of freehold with one other flat.

## Features

- One Double Bedroom
- Private Rear Garden
- Spacious Living Accommodation
- Log Burner
- Conservatory
- Great Location





### Lounge

12'7" x 16'1" (3.85 x 4.91)

Well presented lounge with bay window to the front of property, log burner and stripped wooden floors.

### Bedroom

10'10" x 13'3" (3.32 x 4.05)

Double bedroom with decorative fireplace, stripped wooden flooring and double doors to the conservatory.

### Kitchen

9'7" x 18'7" (2.93 x 5.68)

Modern kitchen which opens onto the conservatory/dining room. Contains a range of wall and base units, space and plumbing for washing machine, integrated fridge, freezer and dishwasher.

### Conservatory/Dining Room

8'2" x 17'7" (2.50 x 5.38)

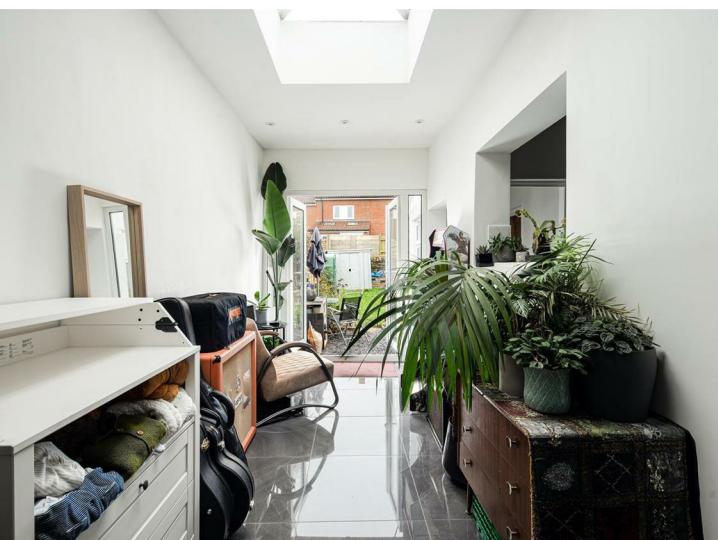
This conservatory provides a great additional living space and can be used as a lounge or dining room and has doors leading to the rear garden.

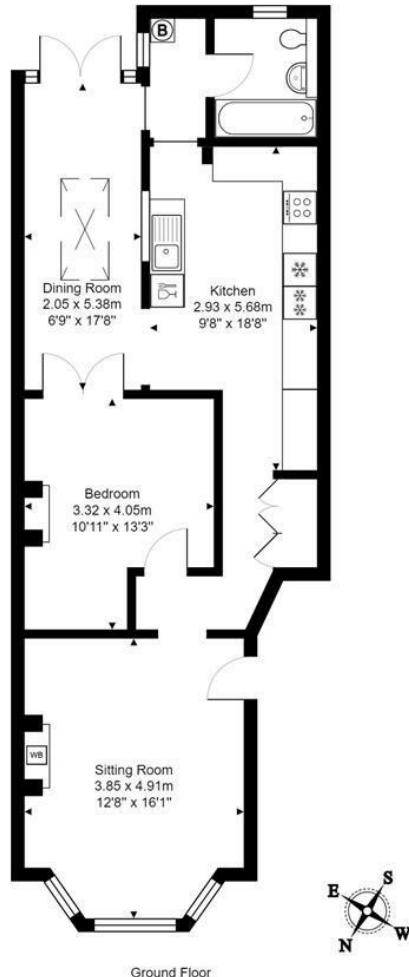
### Bathroom

Modern bathroom with window to rear garden, bath with shower over, wc and basin.

### Outside

Private rear garden mainly laid to lawn.





Total Area: 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>

measurements of walls, doors, windows, fittings and appliances, their size and locations  
and cannot be regarded as being an accurate representation neither by the vendor nor  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	72

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.