

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



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## Southgate Street

Gloucester, GL1 2DR

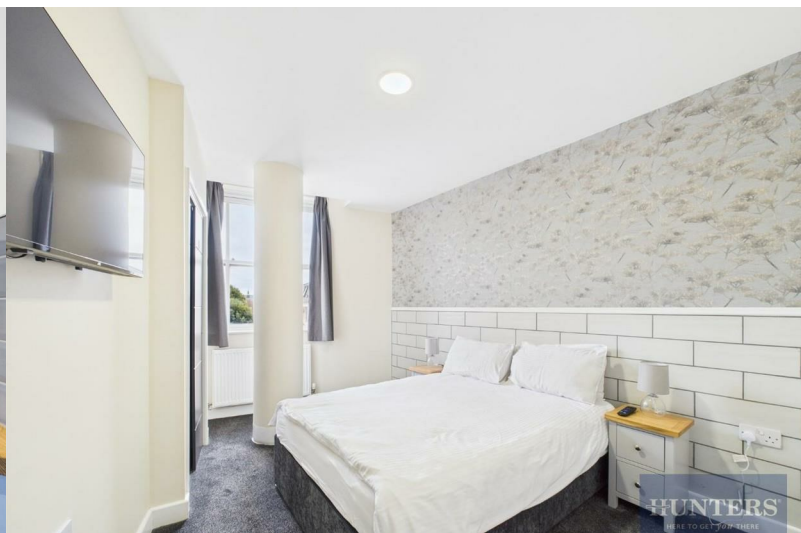
£1,095 Per Calendar Month



Council Tax: New Build



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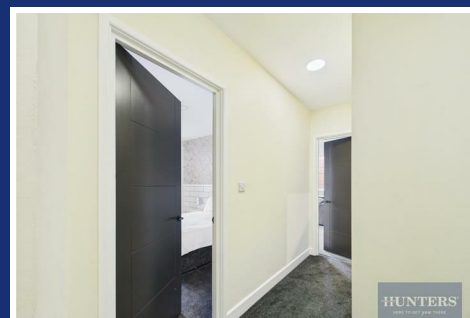
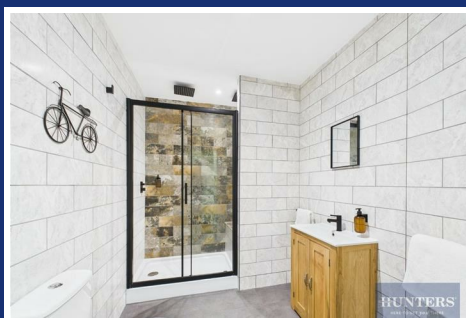


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# 46-50 Southgate Street

Gloucester, GL1 2DR

## £1,095 Per Calendar Month



Located within a short walk of the famous Gloucester Quays is this luxurious one double bedroom second floor apartment in Southgate Street. Presented for rent in immaculate condition with modern kitchen, impressive bathroom and fresh decor throughout. This fabulous apartment is eligible for permit parking should it be required.

The location of this property benefits from the very best Gloucester has to offer. Leave Friary House turning right and you are just 5-minutes' walk from Gloucester Quays (Google Maps), with its vibrant night life and vast choice of restaurants and bars. Leave Friary House turning left and you will be entering central Gloucester, a city that has developed into a cultural centre with historic pubs, shops, restaurants and of course, the famous Gloucester Cathedral.

Friary House is a development of approximately 30 high-end apartments located above a new wine and cocktail bar called Harvey's. The development is popular with local professionals being within easy walking distance of many local offices, shops and Gloucester Hospital.

The apartment comes complete with washing machine and fridge however, a more comprehensive fully furnished option can be taken for additional £200/month. This has proven to be a popular option.

This fine home is ready to let now pending references.

All viewings are by appointment only.

- **Generous One Bedroom Apartment**
- **Recently Fitted Modern Kitchen**
- **New Efficient Heating System**
- **Walking Distance to Gloucester Quays**
- **Sorry No Pets**
- **Modern Luxury Bathroom Suite**
- **Recently Fully Refurbished Throughout**
- **Option of Fully Furnished if Required (for an additional £200/mth)**
- **EPC Rating C | Council Tax tbc**
- **Two Bedroom Apartments also available.**

#### Hallway

6'7" x 9'11" (2.01 x 3.03)

#### Bathroom

8'8" x 6'4" (2.66 x 1.95)

#### Kitchen

12'5" x 7'1" (3.79 x 2.17)

#### Bedroom

11'11" x 9'10" (3.65 x 3.01)

#### Living Room

15'2" x 16'6" (4.64 x 5.05)

## Road Map



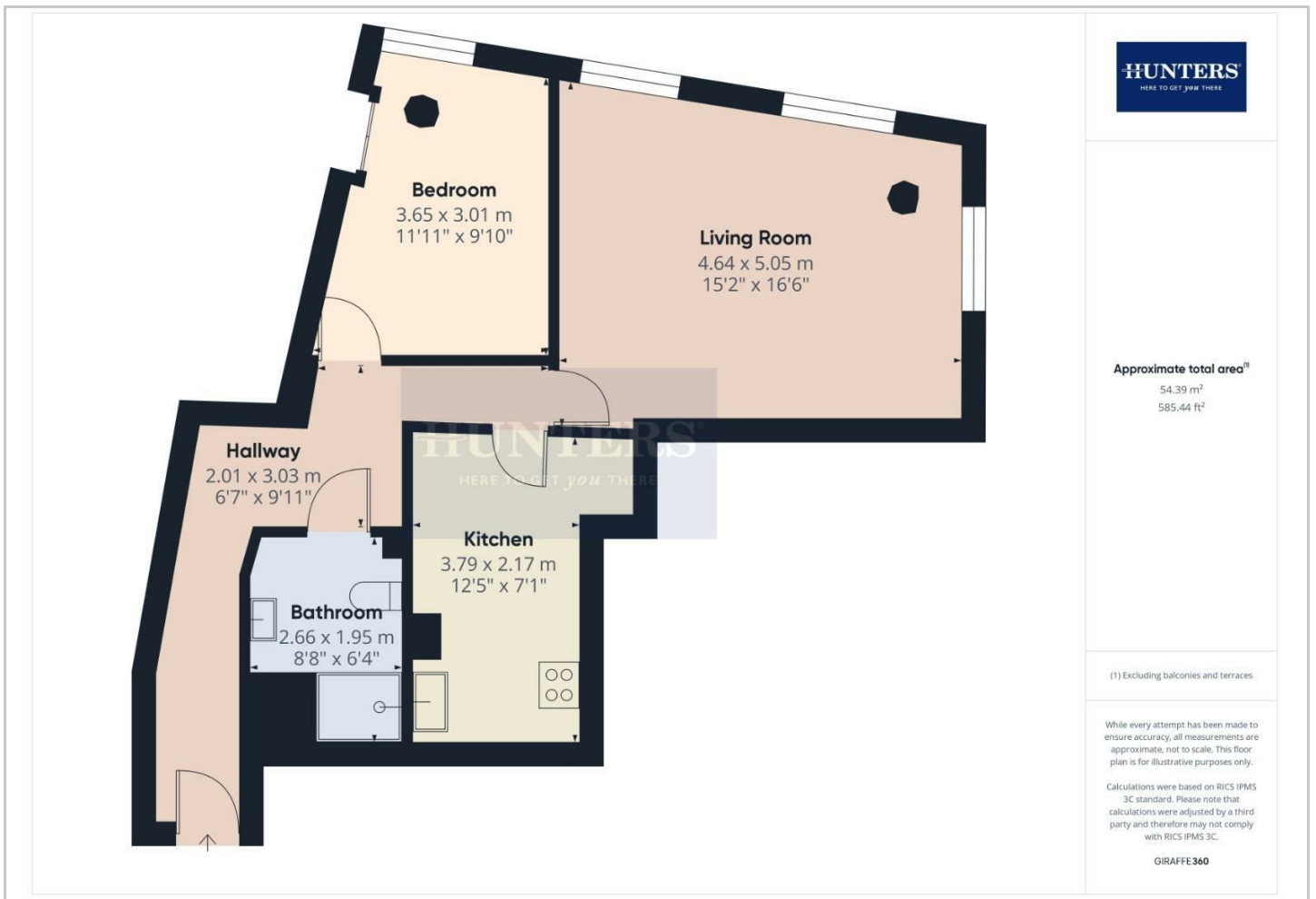
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.