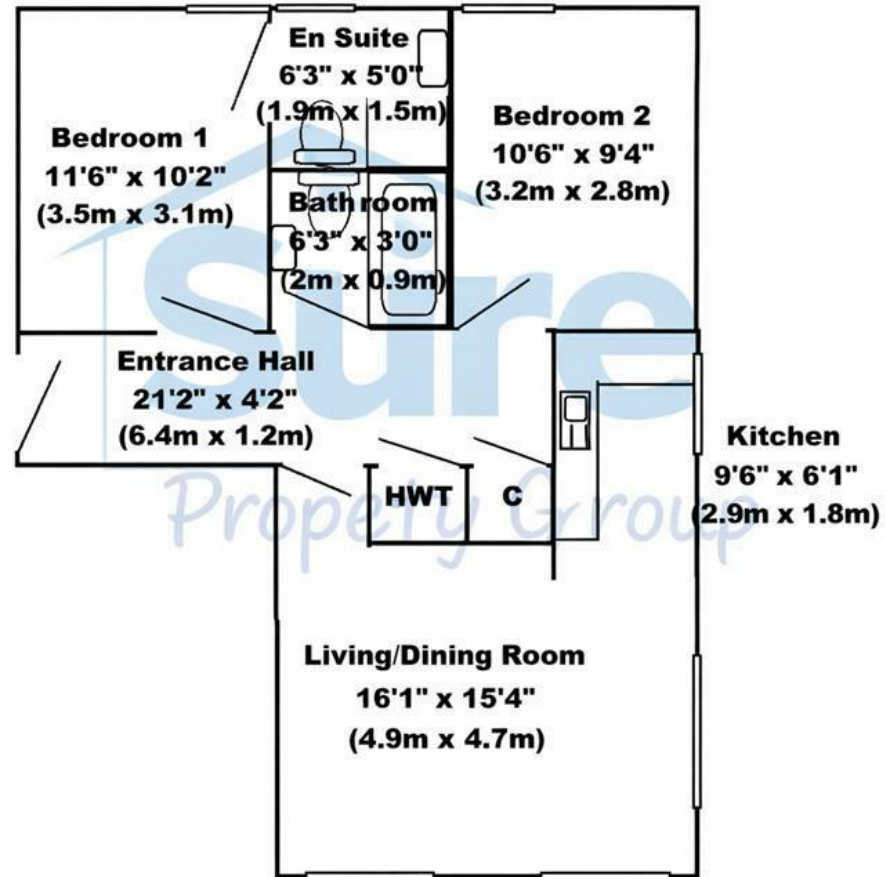


75 THE CRESCENT, GLOUCESTER, GL1 3LF

REDUCED TO £145,000

LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND B

75 The Crescent, GL1 3LF



Floorplan for guidance only - Not to Scale

Total approximate area 696 sq ft (64.7 sq mt)



REDUCED FOR QUICK SALE – Must be seen - A superb second floor period apartment, recently redecorated and recarpeted, offering character accommodation with high ceilings and elegant multi pane sash windows.

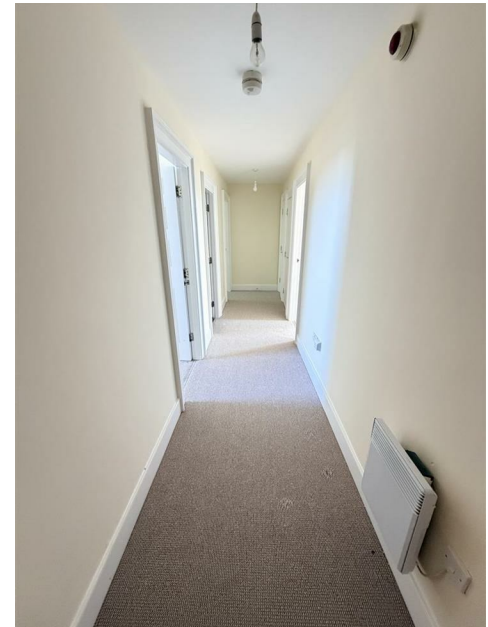
The accommodation features a spacious entrance hall running the full length of the apartment, a generous dual aspect living room with three windows, a kitchen, two double bedrooms (the main with an en suite shower room including a new shower cubicle), and a family bathroom.

The allocated parking space is conveniently positioned close to the communal entrance, and the surroundings of this handsome Grade II listed building are most attractive, with a large green and mature trees creating a lovely setting.

Conveniently located for Gloucester Royal Hospital

NO CHAIN







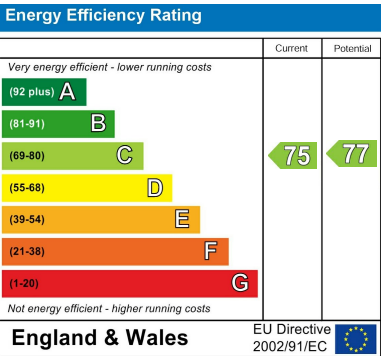


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	



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