

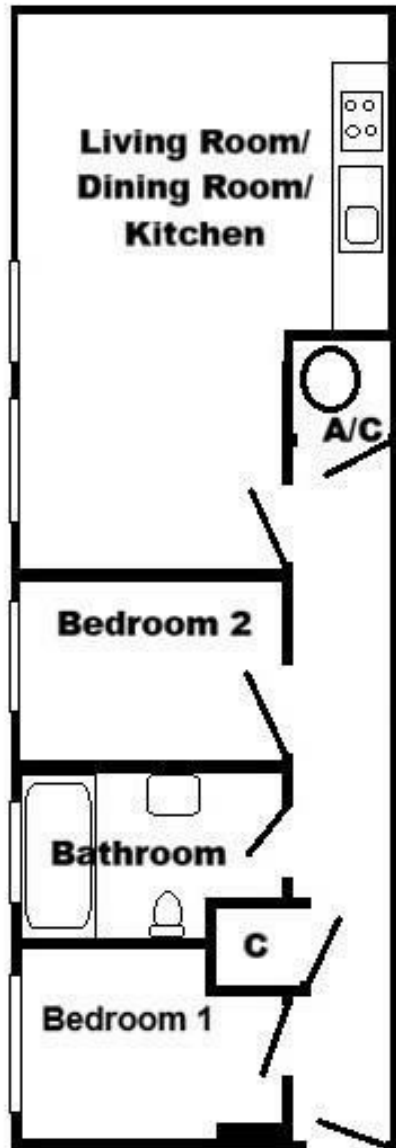


**19 THE CRESCENT,
GLOUCESTER, GL1 3LF**

PRICE £152,950

**LEASEHOLD
GLOUCESTER CITY
COUNCIL COUNCIL TAX
BAND B**

**19 The Crescent,
GL1 3LF**



Floorplan for guidance only
Not to scale

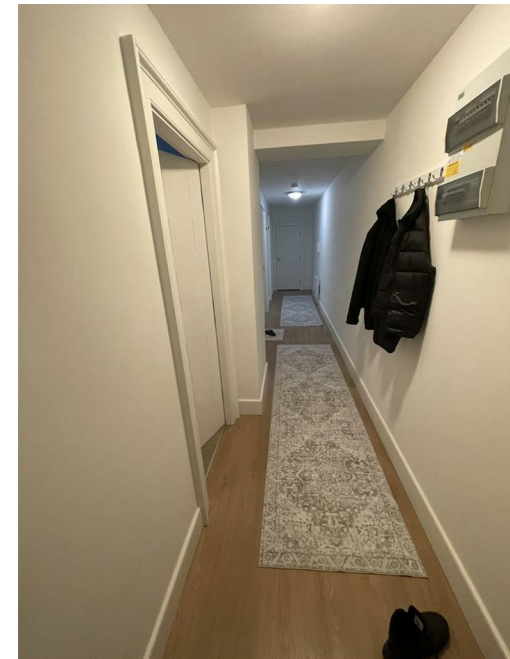


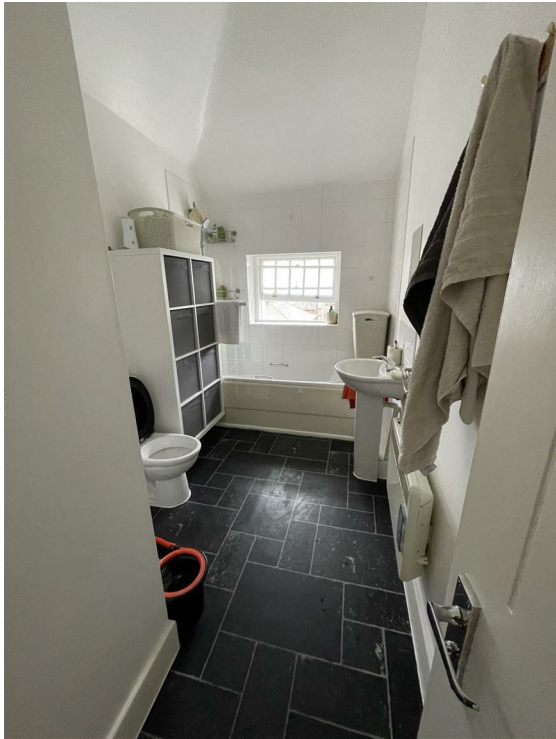


Very spacious top floor apartment in this popular Grade 11 listed conversion close to Gloucester Royal Hospital. Offering very well presented accommodation of large entrance hall, open plan living/dining room/kitchen, TWO DOUBLE BEDROOMS and a bathroom. Also with allocated parking space. The property is currently tenanted @£975 pcm - 12 month fixed tenancy until July 2026

979 years lease remaining. Monthly maintenance charge c. £200 annual ground rent £150 - we are informed that water rates are included within the service charge

The area adjacent to Gloucestershire Royal Hospital is ideally located for access to the City Centre, Railway and within reach of 6th the amenities four at Gloucester Docks and The Quays





Tenure

Leasehold

Lease Start Date BETA

08 Mar 2007

Lease Term BETA

999 years from 1 January 2006

Lease End Date BETA

01 Jan 3005

Lease Term Remaining BETA

979 years

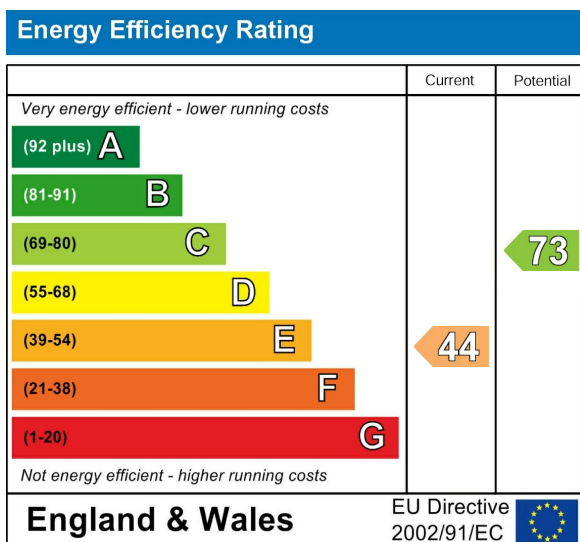


All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

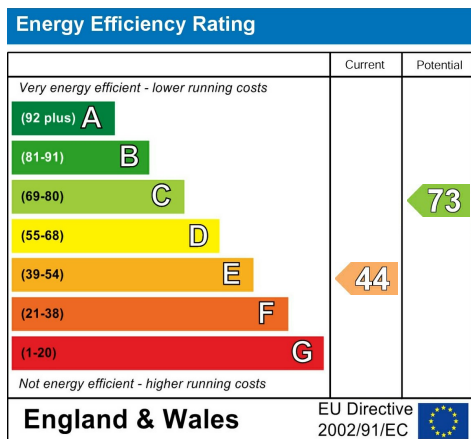
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Local Authority	Gloucestershire	Council Tax	Band: B Annual Price: £1,747
Conservation Area	No	Flood Risk	Very low
Floor Area	721 ft ² / 67 m ²	Plot Size	0.49 Acres
Mobile Coverage	EE Vodafone Three O2	Broadband	Basic Superfast
			9 Mbps 56 Mbps
Satellite / Fibre TV Availability	BT Sky Virgin		

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