



26A Russell Street, Gloucester, GL1 1NE

Asking Price £110,000

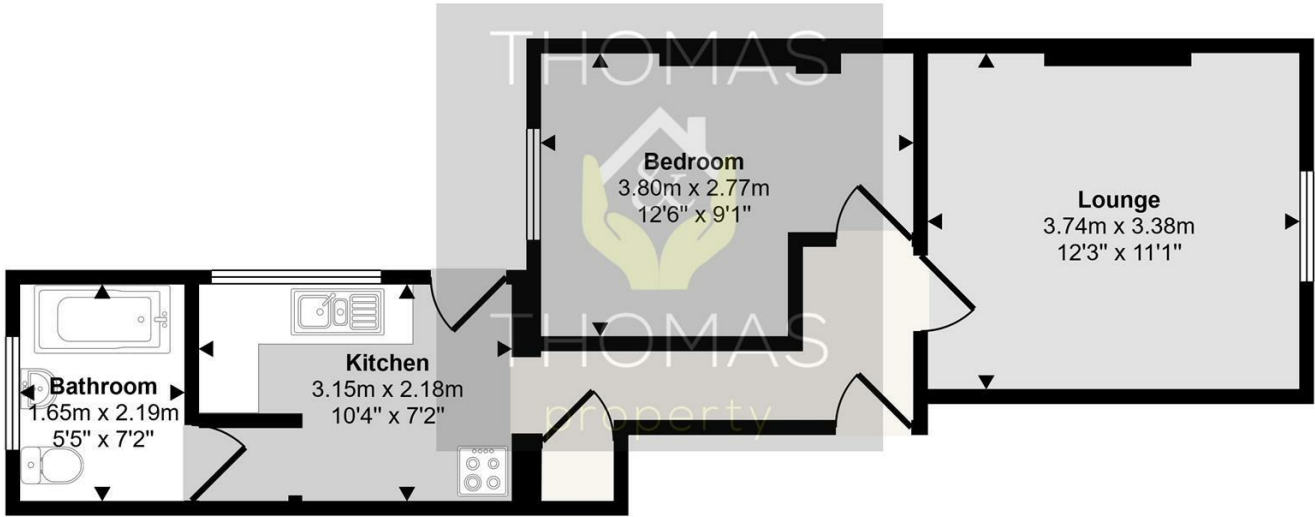
Located in Gloucester City Centre is this well presented ground floor apartment, offered to the market chain free and with a share of the freehold.

Comprising of shared entrance hall leading into the flat where you are greeted with a good side lounge with large window allowing plenty of light. There is a double bedroom overlooking the courtyard garden. The kitchen is well equipped and room for all freestanding appliances. Finally a family bathroom with shower over bath.

This property would make the ideal investment, please call today to arrange your viewing.

- Chain free
- Ground floor one bedroom apartment
- Outside garden space
  - Share of freehold
  - City centre location
- Ideal investment property

Approx Gross Internal Area  
39 sq m / 421 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>			
(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>		62	72
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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