



57 The Crescent, Gloucester, GL1 3LF

Offers Over £140,000

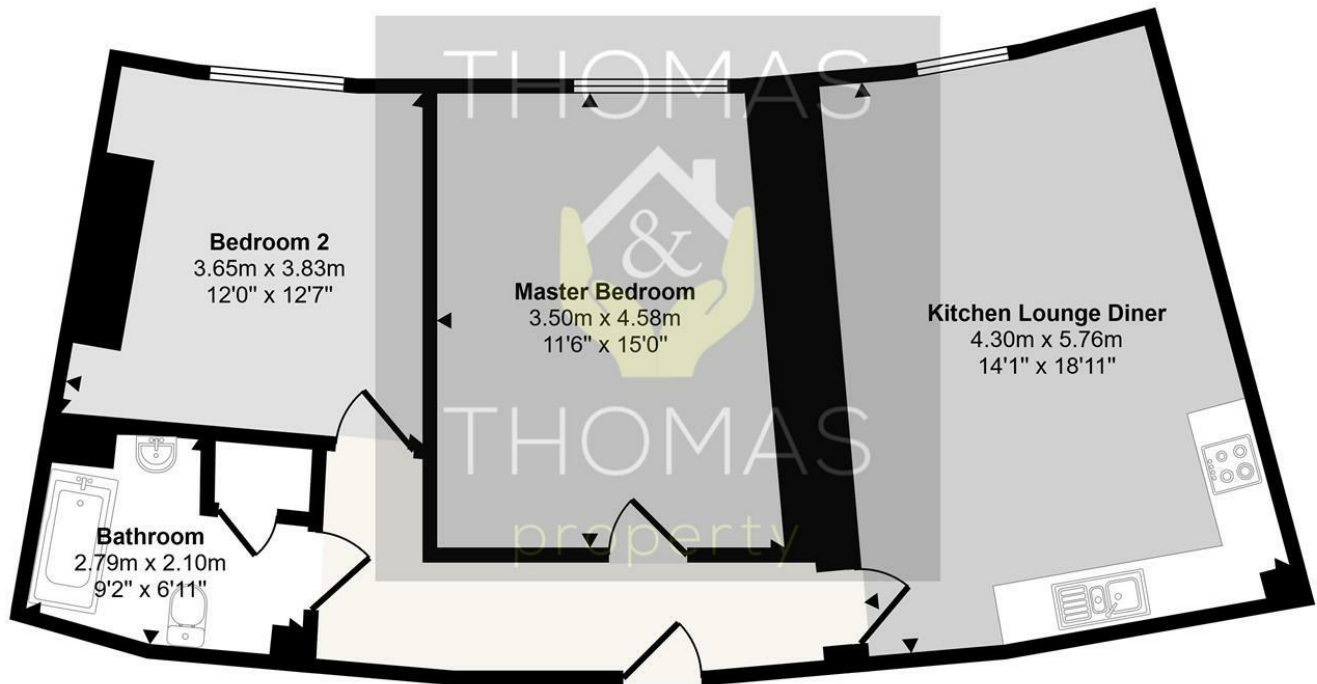
Set within the iconic Grade II listed Crescent, this beautifully presented apartment seamlessly blends timeless period character with modern living. Located just moments from Gloucester city centre, Gloucester Royal Hospital and the railway station, the property enjoys a highly convenient position while offering the charm and elegance of one of the city's most distinctive historic buildings.

The apartment features bright, well-proportioned accommodation with high ceilings, large sash windows and an abundance of natural light. Thoughtfully designed for contemporary lifestyles, it offers spacious open-plan living, well-appointed bedrooms and modern kitchen and bathroom facilities.

Residents also benefit from allocated parking and attractive communal surroundings, making this an ideal home for first-time buyers, professionals, downsizers or investors alike. Combining heritage, convenience and style, The Crescent presents a rare opportunity to own a home within one of Gloucester's most impressive historic conversions. The building was originally constructed in the early 19th century and has been sympathetically converted to preserve its elegant Georgian architecture while providing comfortable modern accommodation.

- Chain free
- Decorated throughout
- Two double bedrooms
- Allocated parking space
- Location offers excellent access to a variety of amenities and transport hubs.
- Rental potential income of £950pcm

Approx Gross Internal Area
67 sq m / 724 sq ft

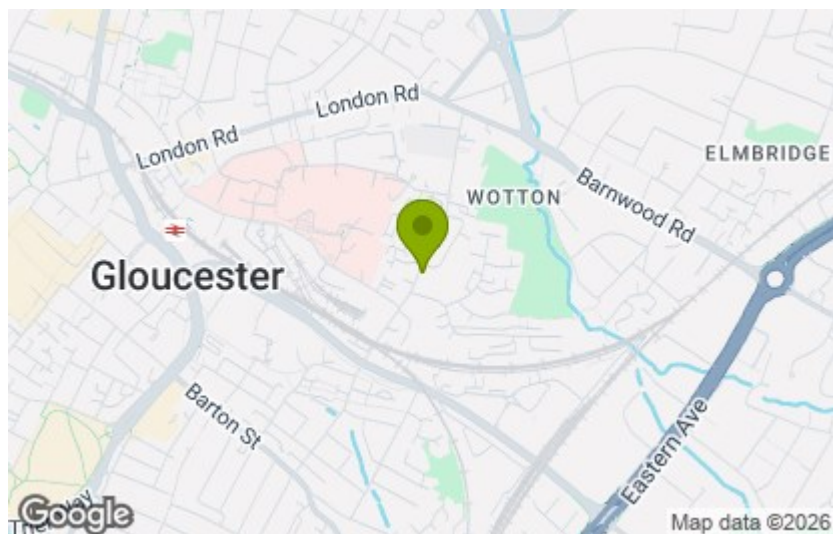


Floorplan

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) 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		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.