



38 Trier Way, GL1 1LG

Offers Over £80,000

One Bedroom Ground Floor Apartment – City Centre Location – Allocated Parking – No Onward Chain

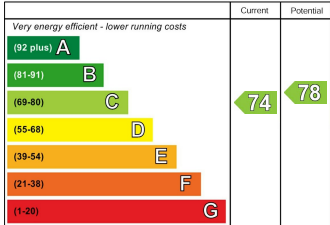
Situated in a convenient city centre location, this well-presented one bedroom ground floor apartment offers independent access to both the front and rear of the property. Maintained in good decorative order throughout, the apartment would make an ideal purchase for first-time buyers, owner-occupiers or investors alike.

The property further benefits from allocated parking to the rear and is offered for sale with no onward chain. For those looking to invest, the apartment can also be purchased with a tenant in situ, providing an opportunity for an investment purchase. Please enquire for further details.

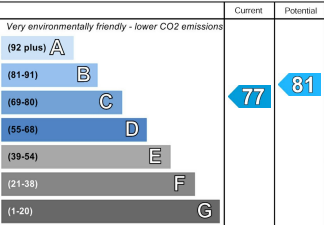
Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

- One double bedroom
- Modern bathroom
- Allocated parking
- Basement flat with independent access
- Central location
- Chain free

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	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		
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