



Flat 11, Berkeley House Falcon Close, Quedgeley

Gloucester

£119,000

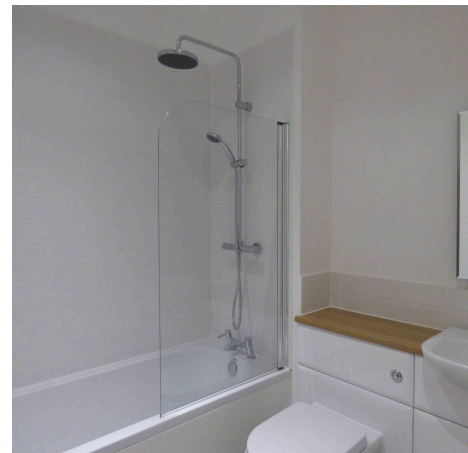
Flat 11

Berkeley House Falcon Close, Gloucester

Already selling, with FLOORING, BLINDS AND INTEGRATED APPLIANCES THROUGHOUT. This spacious, open plan 1 bedroom first floor apartment coming soon and has 1 allocated parking space and boasts integrated appliances which includes an electric oven, dishwasher, ceramic hob, washer/dryer and a separate fridge/freezer. Further benefits include a DOUBLE bedroom with fitted wardrobes and contemporary bathroom fitted with white suite and shower, exceptional thermal insulation and sound proofing, GAS CENTRAL heating and wired for SUPER-FAST BROADBAND, further benefits include a STORE cupboard.

Situated within a residential complex close to local amenities and the M5 motorway.

- High specification to include integrated appliances
- 10 Year CRL Warranty
- Individual, contemporary, spacious, open plan living
- Store Cupboard
- Flooring & Blinds throughout
- Gas Central Heating
- Allocated parking space
- Exceptional thermal insulation & sound proofing
- Wired for super fast broadband



Communal Entrance Lobby

Security door to communal entrance lobby with stairs to first floor.

Entrance Hall

Carpet, security entry phone, radiator, telephone point and sunken LED lighting to ceiling. Large storage cupboard and doors to all rooms.

Kitchen/ Living/ Dining Room

Dimensions: 23' 0" x 14' 5" (7.01m x 4.39m).

Bedroom 1

Dimensions: 12' 7" x 9' 3" (3.83m x 2.82m). Double glazed window to rear aspect with fitted blinds. Carpet, built-in wardrobe, radiator, TV point and sunken LED lighting to ceiling.

Bathroom

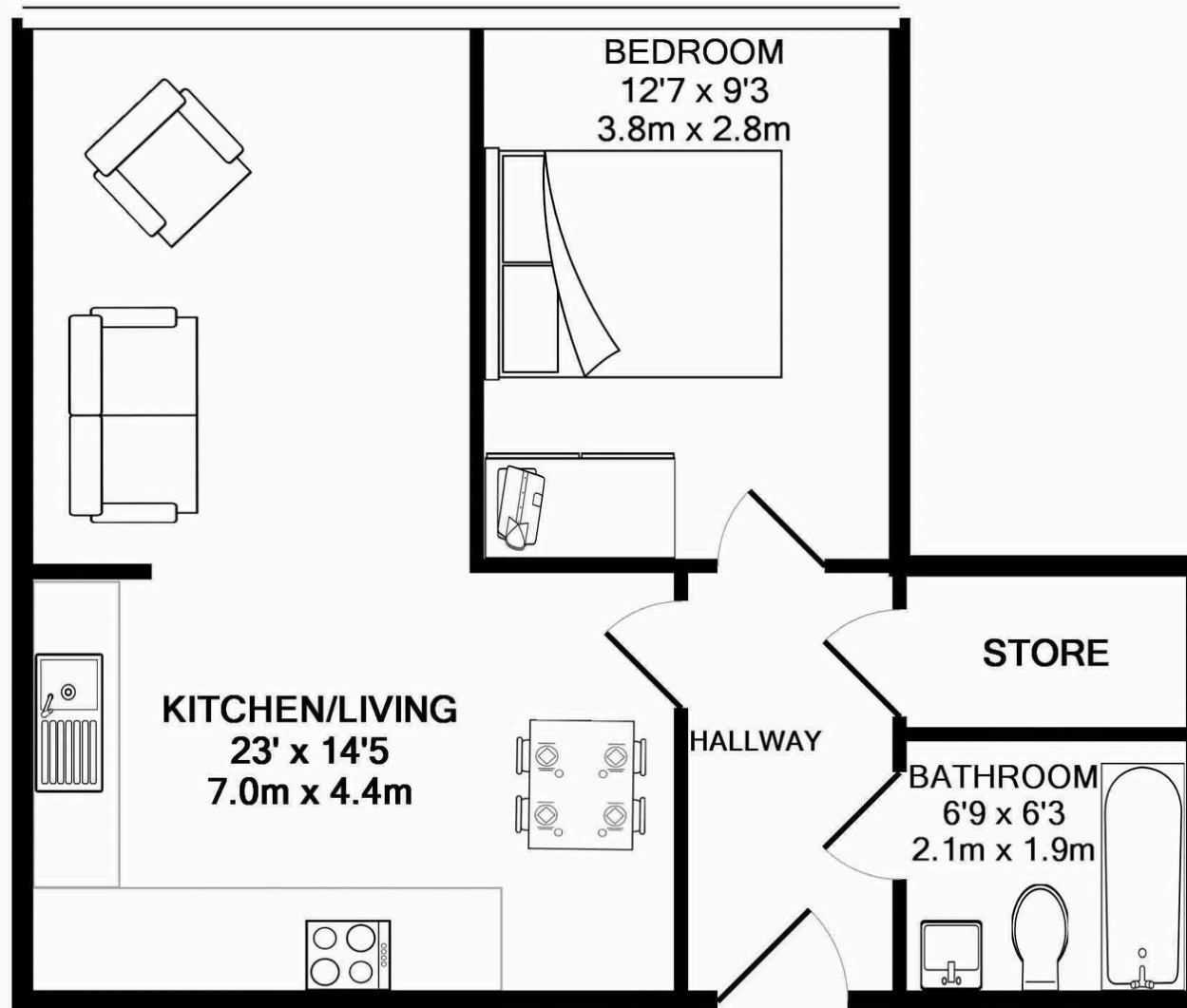
Dimensions: 6' 3" x 6' 9" (1.90m x 2.06m). Contemporary white suite comprising panelled bath with mixer tap and Water Fall shower and shower attachment over, glass shower door, wash hand basin with vanity unit, WC. Tiled flooring, heated chrome towel rail and sunken LED spot lighting to ceiling. LED lit mirror.

Tenure

Leasehold – 125 Years lease Ground Rent – £250 per annum Service Charge – TBC

Store Cupboard





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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