



DARYL HILL POWERED BY **exp** TM UK

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📞 07921 060 390

Kiln Close, Gloucester

£195,000

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- FIRST FLOOR APARTMENT
- CITY CENTRE LOCATION
- 2 GENEROUS DOUBLE BEDROOMS
- BATHROOM AND EN-SUITE
- LARGE AND WELCOMING ENTRANCE HALL
- OPEN PLAN LOUNGE/ DINER/KITCHEN AREA
- JULIET BALCONY
- PARKING SPACE
- LEASEHOLD
- REF DH0109



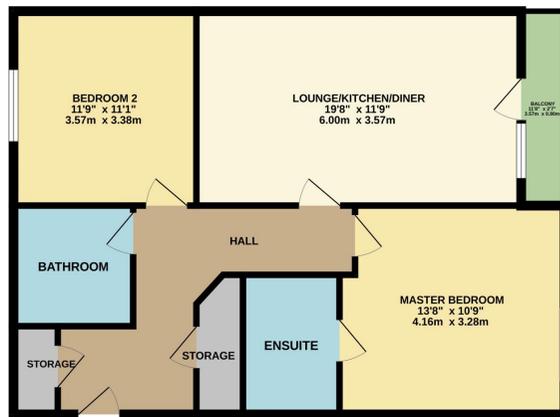
A well presented first floor apartment in this super convenient location on the outskirts of the pedestrianised, historic city centre of Gloucester. The apartment provides 2 large double bedrooms, a well appointed bathroom and en-suite shower room, a large open plan living space with Juliet balcony. The apartment is complete with a number of storage cupboards and a parking space. The fantastic condition will ensure the property appeals to investors, and home owners alike. The property is double glazed and heated by electric heaters and has a heat recovery ventilation system to help reduce energy costs and usage.

The property is part of a wider complex built in 2014 by Linden Homes, and is a leasehold property with associated charges. The building is served by a communal lift.



REF C

FIRST FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of length, width, volume and any other data are approximate and no responsibility is taken for any error, omission or other discrepancy. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The contractor, vendor and agent accept no liability for any errors and to guarantee as to their quantity or efficiency can be given.
www.lindenhomes.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		