

ESTATE AGENTS



Farr & Farr

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PRICE : £139,950

REF : LG23869/JF

**11 MERCHANTS QUAY
THE DOCKS
GLOUCESTER
GL1 2EW**



**A MODERN AND VERY WELL MAINTAINED FIRST FLOOR
APARTMENT WITH WATER VIEWS.**

City Centre:

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Hucclecote:

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Longlevens:

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☎ 01452 380444
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Churchdown:

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Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
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Number 11 is an attractive first floor apartment in this very popular development in the heart of docklands. The lounge/kitchen is of a very good size and enjoys water views of the inner basin and connecting canal. Additionally, it is centrally heated and double glazed, as well as having a very well fitted kitchen.

Gloucester's docks and Quays development are probably the most exciting area of rejuvenation in the whole of Gloucestershire, and are set on the edge of Gloucester's city centre with all its vibrant facilities within walking distance.

BEDROOM; BATHROOM; GOOD SIZED LOUNG/DINING ROOM WITH JULIET BALCONY AND WATER VIEWS; KITCHEN AREA; GAS CENTRAL HEATING; DOUBLE GLAZING;

Communal gate and staircase to first floor.

Front door to:

ENTRANCE HALL (OF A VERY GOOD SIZE)

Radiator, deep shelved store cupboard

SITTING ROOM/ KITCHEN: 18'4 X 13

Sitting Area with double glazed double French doors with full width windows to either side opening onto a Juliet balcony, with partial views to the inner docks. Double radiator, T.V and cable points, telephone point.





KITCHEN AREA:

Very well fitted with contemporary units comprising inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap, cupboards and drawers below, wall and base units, worktops, vinyl floor, built in Bosh stainless steel and glass fronted oven with four ring gas hob, matching back plate, concealed cooker hood, built in fridge and freezer, built in washing machine, inset ceiling spotlights, under unit lighting, wall thermostat.



BEDROOM: 11'7 X 9'2

Telephone point, radiator



BATHROOM:

White suite of panelled bath with mixer taps and shower attachment with glazed folding screen, and fully tiled splashbacks, pedestal wash hand basin, Low level W.C, part tiled walls, vinyl floor, Vertical heated towel rail, shaver point, extractor fan.





NOTE :
EPC: B83

All measurements are approximate.

**VIEWING STRICTLY BY
APPOINTMENT THROUGH THE
AGENT**



