

ESTATE AGENTS



# Farr & Farr

**PRICE: £185,000**

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**REF : H23455/LW**



**FLAT 1  
FAIRWATER PARK  
BARNWOOD  
GLOUCESTER  
GL4 3HF**



**A BEAUTIFUL TWO BEDROOM PERIOD APARTMENT IN  
REGENCY STYLE VILLA WITH GARAGE, GARDEN, PRIVATE  
ENTRANCE AND PARKING**

**NO ONWARD CHAIN AND SHARE OF FREEHOLD**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
t: 01452 500025  
f: 01452 415795

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
t: 01452 613355  
f: 01452 541800

**Longlevens:**

40 Oxstalls Way  
Gloucester GL2 9JQ  
t: 01452 380444  
f: 01452 418482

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
t: 01452 857421  
f: 01452 541423

**Brockworth:**

2 Ermin Parade  
Gloucester GL3 4DD  
t: 01452 614463  
f: 01452 616233

## **FLAT 1, FAIRWATER PARK, BARNWOOD, GLOUCESTER, GL4 3HF**

An opportunity to purchase a beautifully proportioned apartment in a lovely period Villa with a share of the freehold. This wonderful apartment has been restored to its former glory and offers an impressive reception / dining hall leading to a renovated kitchen / breakfast room, large living room, 2 bedrooms and refitted bathroom. This apartment benefits from period features such as large windows, panelling, original skirting, high ceilings, cornicing and ceiling roses. The apartment also offers a private entrance, private garden, garage, use of basement storage and additional off-road parking for 3 vehicles! Viewing is highly recommended!

**2 DOUBLE BEDROOMS; KITCHEN;  
GOOD SIZED LOUNGE / DINING ROOM;  
BATHROOM; GAS CENTRAL HEATING;  
UPVC DOUBLE GLAZING; GARDENS; GARAGE; NO ONWARD CHAIN**

### **PRIVATE ENTRANCE :**

Via UPVC double glazed door in to inner lobby with tiled flooring, door to bathroom and wooden door to:

### **RECEPTION / DINING HALL : 18'0 X 6'10**

Tiled flooring. Door to main house communal area. Doors to all rooms. Picture rails. Cornicing. Ceiling roses.



**KITCHEN / BREAKFAST ROOM : 7'2 x 17'11**

UPVC double glazed window to front. Refitted kitchen in modern grey gloss with range of wall, base and drawer units with worktop over. Integrated washer/drier. Integrated 70/30 fridge freezer. Ceramic 4 ring hob with extractor chimney over. Integrated electric cooker. Tiled flooring. Double wooden glazed doors to living room. Picture rails. Cornicing. Fuse box.



**LOUNGE : 14'8 x 17'11**

3 x UPVC double glazed windows to side. Decorative panelling. Picture rails. Cornicing. Ceiling rose. Radiator. Fitted carpet.



**BEDROOM 1 : 11'7 X 11'4**

UPVC double glazed window to side.  
Picture rails. Cornicing. Ceiling rose.  
Radiator. Fitted carpet.



**BEDROOM 2 : 11'7 X 6'4**

UPVC double glazed window to side  
Picture rails. Cornicing. Ceiling rose.  
Radiator. Fitted carpet.



**BATHROOM:**

UPVC double glazed window to rear. Tiled floor. Low level WC. Wash hand basin.  
Square panelled shower bath with power shower over. Vertical radiator.



## **EXTERIOR**

### **GARDEN**

Side garden offering a great deal of privacy, mostly laid to lawn with borders and access to private off-road parking with space for 3 vehicles.



### **GARAGE**

One garage en-bloc with additional parking.

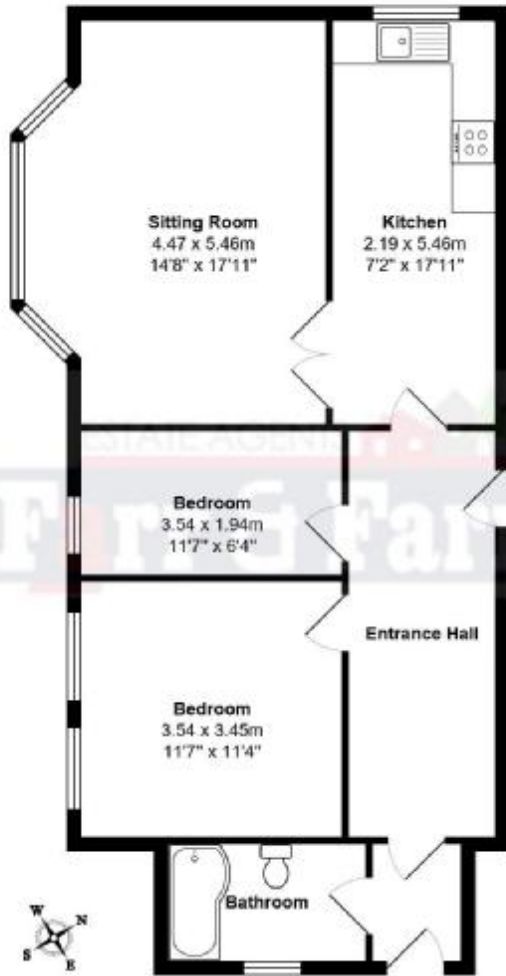
### **ADDITIONAL INFORMATION**

Share of the freehold. Management fee of £50.00 per month.

### **NOTE :**

All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.**



**Flat 1, Fairwater Park, Barnwood, Gloucester. GL4 3HF**

Approx Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk)  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
 Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

**Energy Performance Certificate**



1, Fairwater Park, GLOUCESTER, GL4 3HF

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 30 October 2018  
**Date of certificate:** 31 October 2018  
**Reference number:** 8095-7904-6429-7976-1083  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 73 m<sup>2</sup>

**Use this document to:**

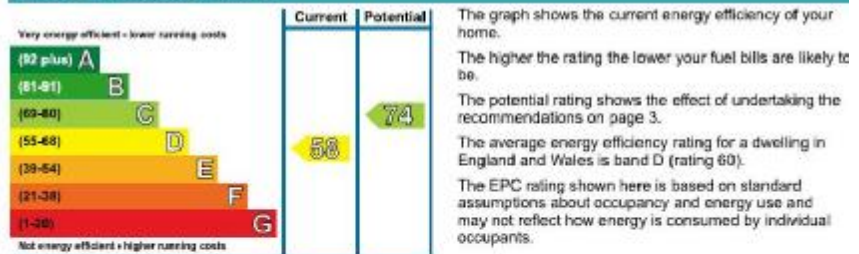
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,613</b>
<b>Over 3 years you could save</b>	<b>£ 1,011</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,088 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 300 over 3 years	£ 303 over 3 years	
<b>Totals</b>	<b>£ 2,613</b>	<b>£ 1,602</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 495
2 Floor insulation (suspended floor)	£800 - £1,200	£ 450
3 Heating controls (room thermostat)	£350 - £450	£ 66

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.