



Llanthony Place St. Ann Way, Gloucester, GL2 5GQ

£3,100

Apartment 6 is a beautiful two-bedroom property at our popular Llanthony Place development in Gloucester Quays. The apartment is located on the ground floor, is south east facing, and measures 88 square metres.

The spacious living room is decorated in a natural colour which gives a bright and airy feel, while the fitted kitchen comes complete with integrated appliances.

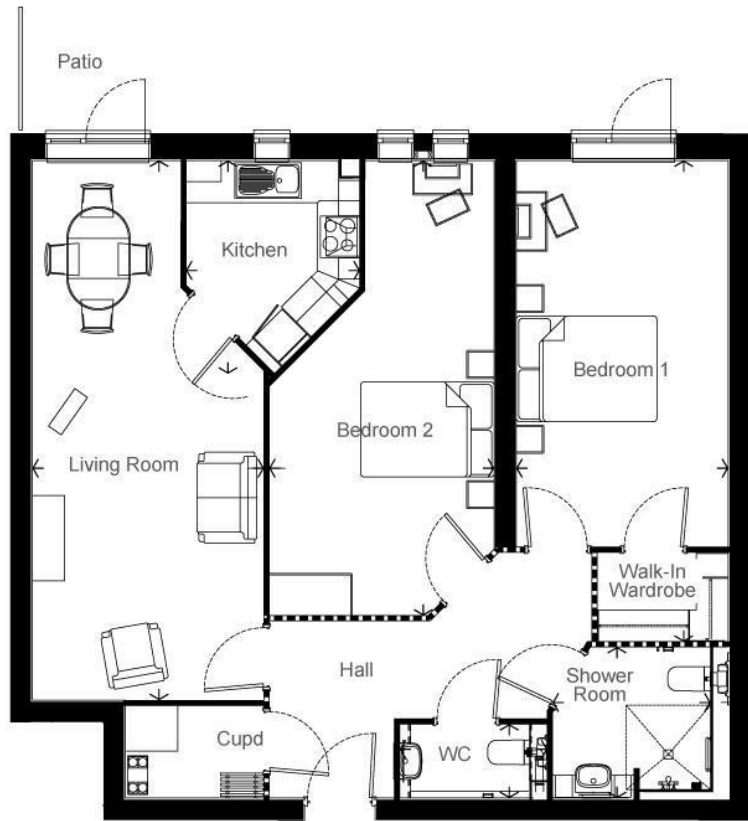
The master bedroom benefits from a walk in wardrobe fitted with hanging space and shelving units. The large second bedroom could be used as an ideal space for guests or quiet study room, the choice is yours.

Finally, the shower room is complete with slip resistant flooring and a level access shower, a chrome towel radiator and a fitted mirror.

As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, fire detection and door camera entry, so you can see who it is before answering the door, as well as the reassurance of an Estates Team onsite at all times.

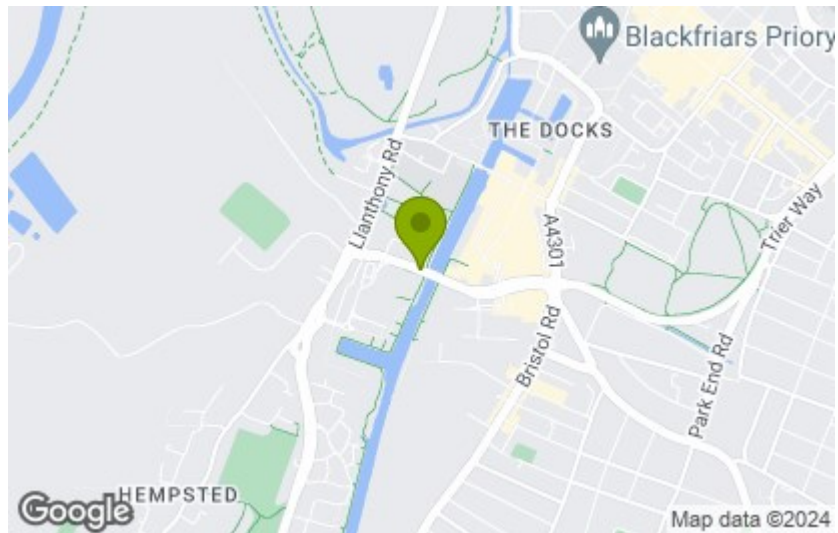
This fantastic apartment comes complete with fitted flooring throughout. Don't miss out, call to find out more today.

- Retirement Apartment
  - Over 70's
  - High Specification
    - Ground Floor
    - Central Location
    - Communal Areas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	85	85
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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