



**61 The Crescent, GL1 3LF**

**£925 Per Month**

A well presented and spacious two bedroom apartment which is located on the first floor of this historic Grade II listed Georgian building, "The Crescent" in Gloucester. The property was converted many years ago into apartments but retains many of its character features, from high skirting boards, high ceilings and original sash windows

The apartment is offered to rent and comprises of, an entrance hall, open plan lounge/kitchen, two bedrooms and a bathroom with shower facilities.

Externally you have beautifully manicured communal gardens and one allocated parking space. A full virtual tour can be found online so take a walk around and call us to book your viewing today.

- Two Bedrooms
- Allocated Parking
- Open Plan Living
  - First Floor
- Close to Hospital
- Available December

| 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 |                         |           |
|   | 71                      | 80        |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
|   | 54                      | 67        |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.