



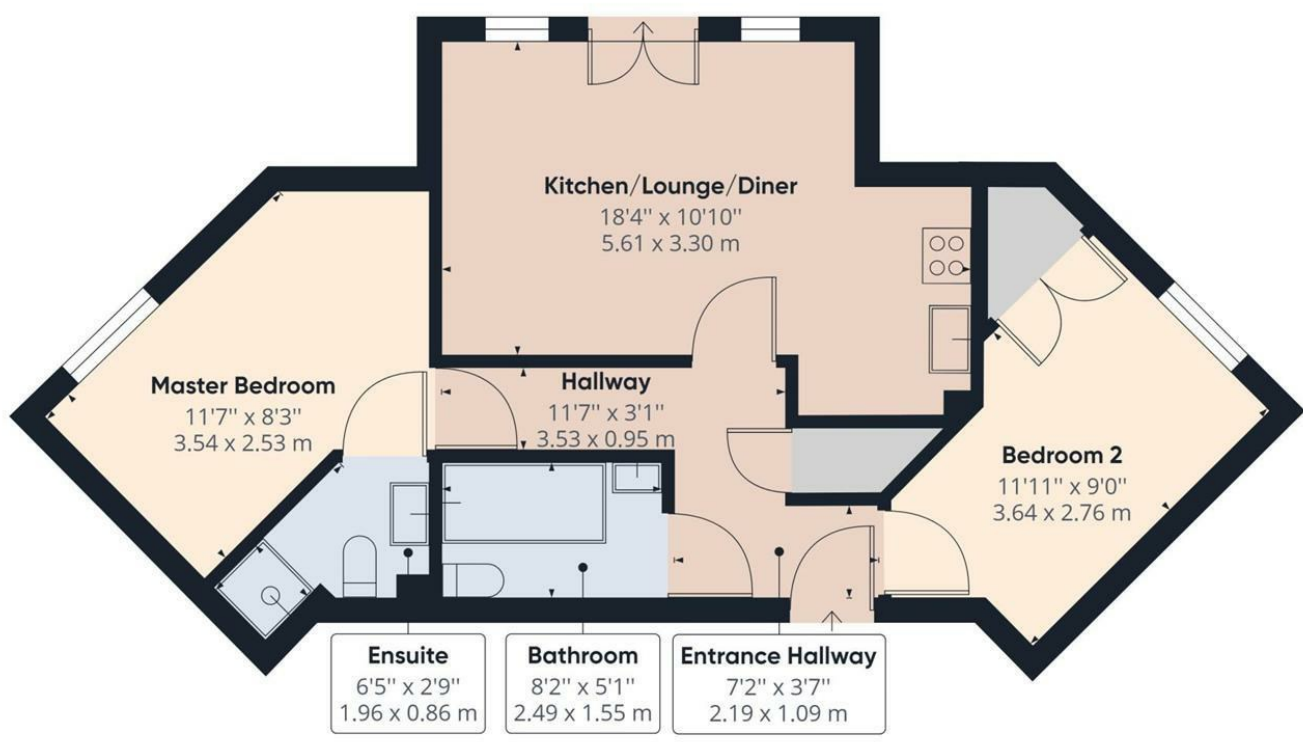
20 Holbeach Drive Kingsway, Gloucester, GL2 2BF

Offers Over £140,000

We are pleased to bring to the market this top floor apartment which is situated within a modern development in Kingsway. Benefitting from allocated parking, this lovely apartment would suit either a first time buyer or an investor.

The accommodation comprises a spacious entrance hall, open plan kitchen/living area with juliet balcony, two double bedrooms with fitted wardrobes, an en-suite and main bathroom. There is allocated parking to the rear of the property

- Top Floor
- Two Bedrooms
- En-Suite
- Allcoated Parking
- Chain Free
- Well Presented



Approximate total area⁽¹⁾
586.80 ft²
54.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	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.