



Flat 11 4 Lime Court, Great Western Road, Gloucester, Gloucestershire,

GL1 2PD
£1,000 PCM

TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE FROM 20/10/26
- TWO DOUBLE BEDROOMS
- KITCHEN
- LOUNGE/DINER
- EPC D
- TOP FLOOR FLAT - NO LIFT
- TWO BATHROOMS
- ONE ALLOCATED PARKING SPACE
- FRIDGE/FREEZER
- COUNCIL TAX BAND B



TOTAL APPROX. FLOOR AREA 717 SQ. FT. (66.6 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020

THE PROPERTY

Chosen Estate Agents are delighted to offer this modern two-bedroom top-floor apartment, ideally located within easy reach of Gloucester Royal Hospital and Gloucester City Centre.

The property offers a spacious and well-presented living room with a Juliette balcony, providing ample space for both living and dining furniture. The kitchen includes an integrated fridge freezer, oven and hob, with space for a washing machine.

The master bedroom is a generous double and benefits from its own en-suite shower room and Juliette balcony. The second bedroom is also a good-sized double bedroom.

The main bathroom is accessed from the hallway and comprises a bath with shower over, WC and wash hand basin. A useful storage cupboard completes the accommodation.

Externally, the property benefits from one allocated parking space. Sorry no pets due to head lease

Holding Deposit: £230.00 based on 1 weeks' rent of asking price
 Security Deposit: £1,153.00 based on 5 weeks' rent of asking price
 Council Tax band: B Local Authority: Gloucester City Council
 EPC Band: D
 Electricity supply: Mains Gas Supply: No gas Water supply: Mains Sewerage: Mains
 Heating: Electric heating Mobile phone coverage: i.e EE, Vodafone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

SITUATION

A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT CLOSE TO GLOUCESTER CITY CENTRE AND VIBRANT QUAYS AREA

Directions

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
 Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk