

Flat 4, 1 Centurion Road, Innsworth, Gloucester, GL3 1GS

£100,800

CHOSEN
ESTATE AGENTS

THE PROPERTY

This charming first floor apartment, available through the 48% shared ownership scheme, forms part of the highly sought-after Whittle Way development. Nestled in a popular residential area, the property offers an excellent opportunity for buyers seeking a modern and convenient home in a thriving community. The development is well regarded for its attractive design, excellent transport links, and proximity to local amenities, making it ideal for first-time buyers, young professionals, or small families.

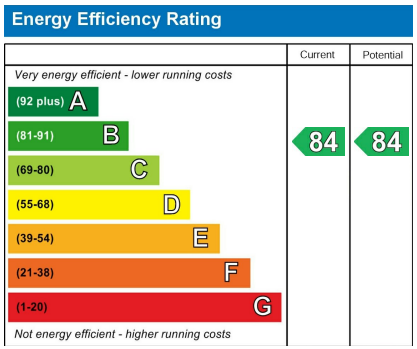
Presented in immaculate condition throughout, the apartment features a bright and welcoming atmosphere with a practical layout that maximises space and comfort. A spacious hallway provides easy access to all principal rooms. The property includes two generously proportioned double bedrooms, each offering ample room for a full-size bed, wardrobe space, and additional furniture. These peaceful retreats benefit from natural light, creating a calm and open feel.

The heart of the home is the impressive open-plan kitchen and living area. This large, versatile space is perfect for everyday living and entertaining. The kitchen benefits from modern fixtures and fittings, while the adjoining living area is flooded with light and provides plenty of room for comfortable seating and dining. A door opens onto a private balcony off the sitting room, offering a wonderful outdoor space to enjoy morning coffee, evening sunsets, or simply unwind.

A contemporary bathroom completes the internal accommodation, with quality fittings and a clean, fresh design. Thoughtfully planned, the layout ensures good flow between spaces while maintaining privacy.

Externally, the apartment benefits from two allocated parking spaces to the rear, providing convenient and secure parking in a development where spaces are often in demand.

- 48% Shared Ownership
- First Floor Apartment
- Immaculate Condition Throughout
- Two Generously Proportioned Double Bedrooms
- Spacious Open-Plan Kitchen/Living Area
- Off Road Parking for Two
- EPC Rating - B84
- Council Tax Band - A



Agents Note
Leasehold
EPC Rating: B84
Tewkesbury Borough Council Tax Band: A
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk: Very Low

LEASE INFO:
990 lease length - 987 years remaining
Service charges - £111.47 per calendar month
Remaining rent - £252.05 per calendar month
Bromford own the outstanding % of the property

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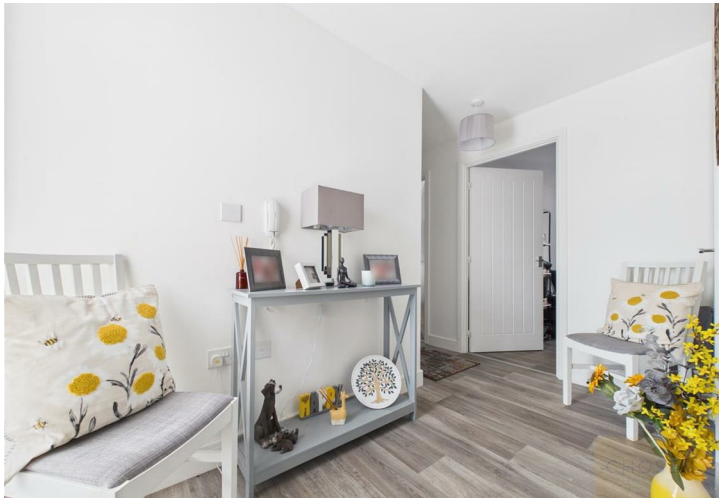









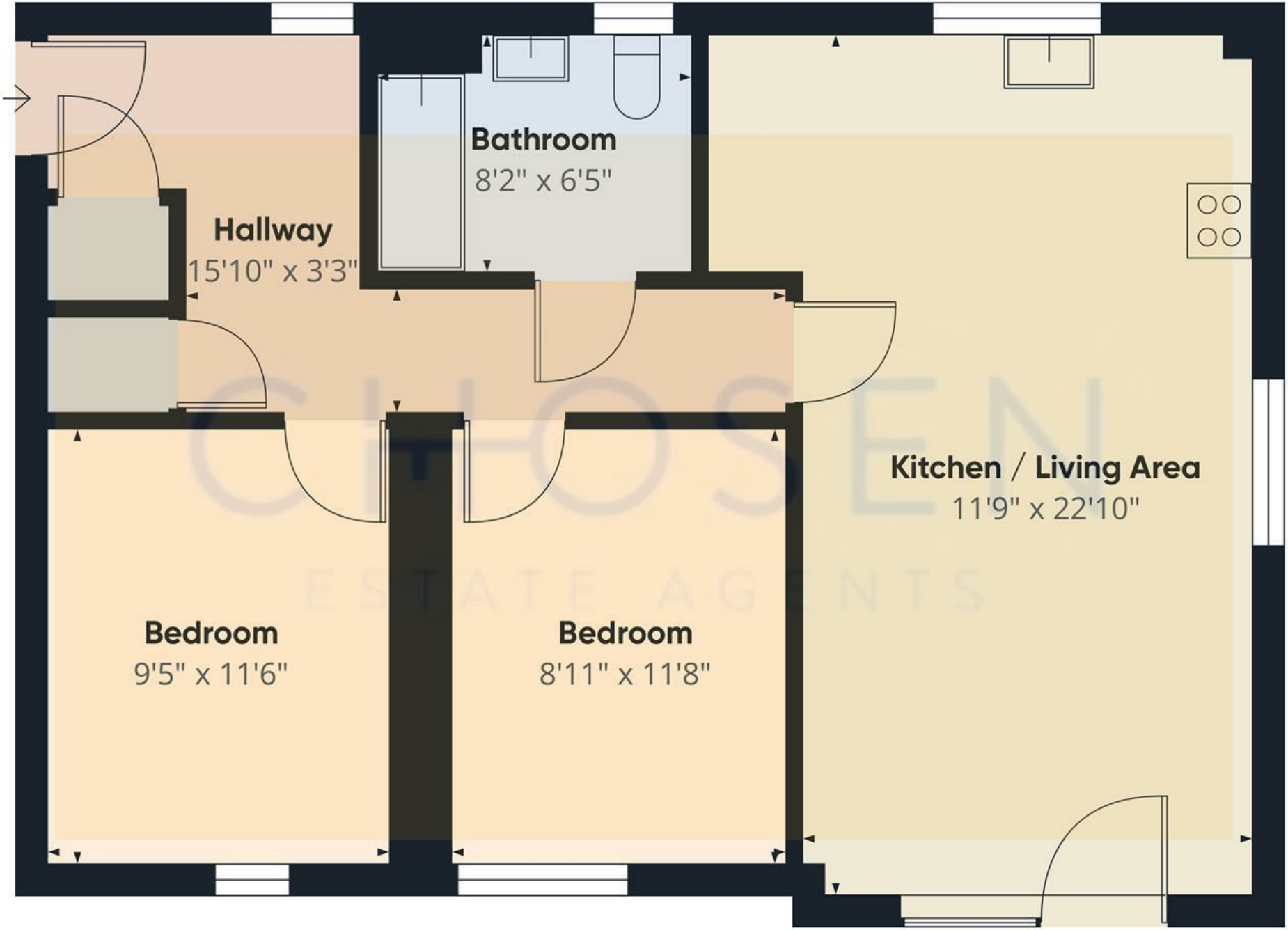

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Approximate total area(1)

684 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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