



Maillard  
& Co

£ 1,650

Block 7 Spectrum, Gloucester Street

To Let



“Two bedroom duplex apartment with two balconies.”

2

Bedrooms

1

Receptions

1

Bathrooms

To Let

## Property features

Entitled / Licensed Property

Two Bedroom Apartment

Central Location

Two Balconies



## Property details

Maillard and Co are pleased to present this extremely spacious duplex apartment which is located within the Spectrum Development. On the ground floor there is a large open plan lounge with fitted kitchen, storage cupboard and doors leading out to a balcony. Upstairs there are two double bedrooms, a second balcony off the master bedroom and a house bathroom.

Availability: Immediately

Tenant services: Electric, water and occupier rates

Restrictions: No pets

Two bedroom duplex apartment with two balconies.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

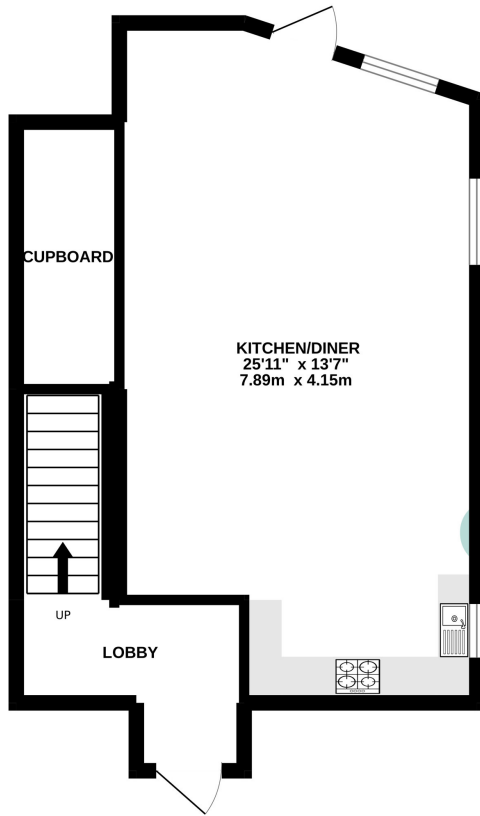




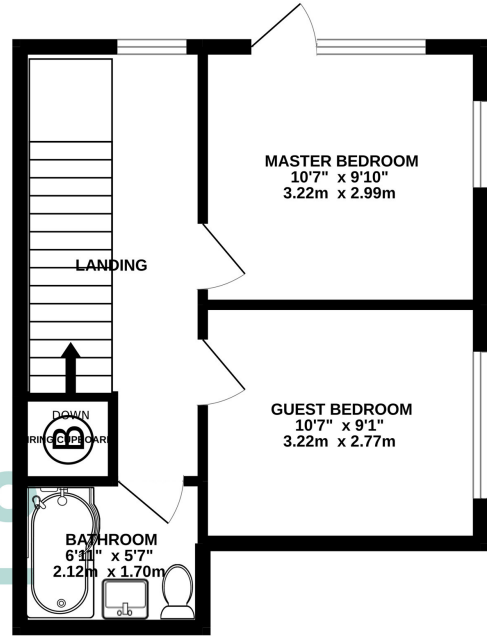




GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



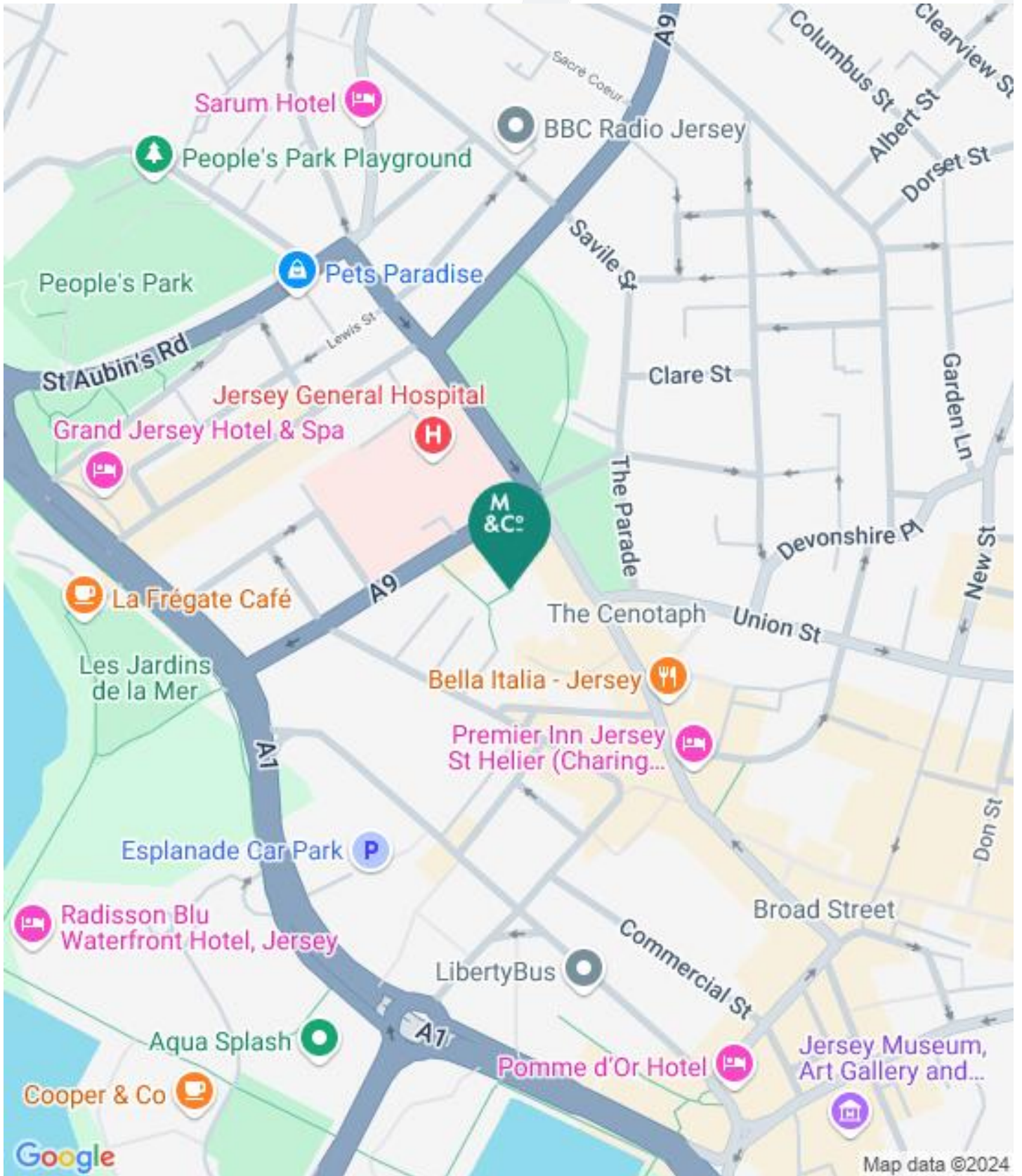
1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Mark Sinden

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Manager, Residential Lettings & Property  
msinden@maillardandco.com  
01534 883111



Sheena Le Cornu

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Senior Lettings Negotiator  
slecornu@maillardandco.com  
01534 883193



Nelia Houillebecq

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Lettings Negotiator  
nhouillebecq@maillardandco.com  
01534 883192



Mia Bennett

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Residential Lettings  
mbennett@maillardandco.com  
01534 883172