



## 21 Bowthorpe Drive

Brockworth, Gloucester, GL3 4FS

**£180,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to offer for sale this immaculate top-floor apartment located in the sought-after Coopers Edge development in Brockworth. This modern apartment is perfect for professionals or small families looking for a home that combines comfort with convenience. The accommodation comprises of secure communal entrance foyer, hallway, OPEN PLAN Kitchen/Diner/Lounge, two double bedrooms & two bathrooms. Outside we have one allocated parking space.



### Secure Entrance Foyer

Approached via double glazed secure front door, stairs to all floors.

### Entrance Hallway 12'2" x 3'3" (3.71 x 1.00)

Approached via front door, two storage cupboards, radiator, power points. Doors to all rooms.

### Open Plan Kitchen/Diner/lounge 21'7" x 12'1" (6.59 x 3.69)

Upvc double glazed windows to both front & side, Upvc double glazed juliet balcony, eye & base level units with roll edge work tops, electric oven with gas hob & hood, sink/drain, built in fridge/freezer & washing machine, cupboard housing combination boiler, television point, radiator, power points.

### Bedroom 1 12'0" x 9'4" (3.68 x 2.87)

Upvc double glazed windows to side, radiator, power points, built in wardrobe. Door to:

### En-Suite 7'2" x 4'11" (2.19 x 1.51)

Modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, heated towel rail, recessed down lights, partly tiled walls.

### Bedroom 2 11'10" x 7'11" (3.61 x 2.43)

Upvc double glazed window to side, radiator, power points.

### Bathroom 6'9" x 5'7" (2.08 x 1.72)

Modern suite comprising of paneled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights, tiled walls & flooring, heated towel rail.

### Tenure & Charges

Tenure - Tenure - Leasehold

Lease - 992 years remaining

Gateway Property are the managing agents.

Maintenance £1500 per year ( Vendor has paid for this year)

Grout Rent- £325.00 per annum

### Local Authority

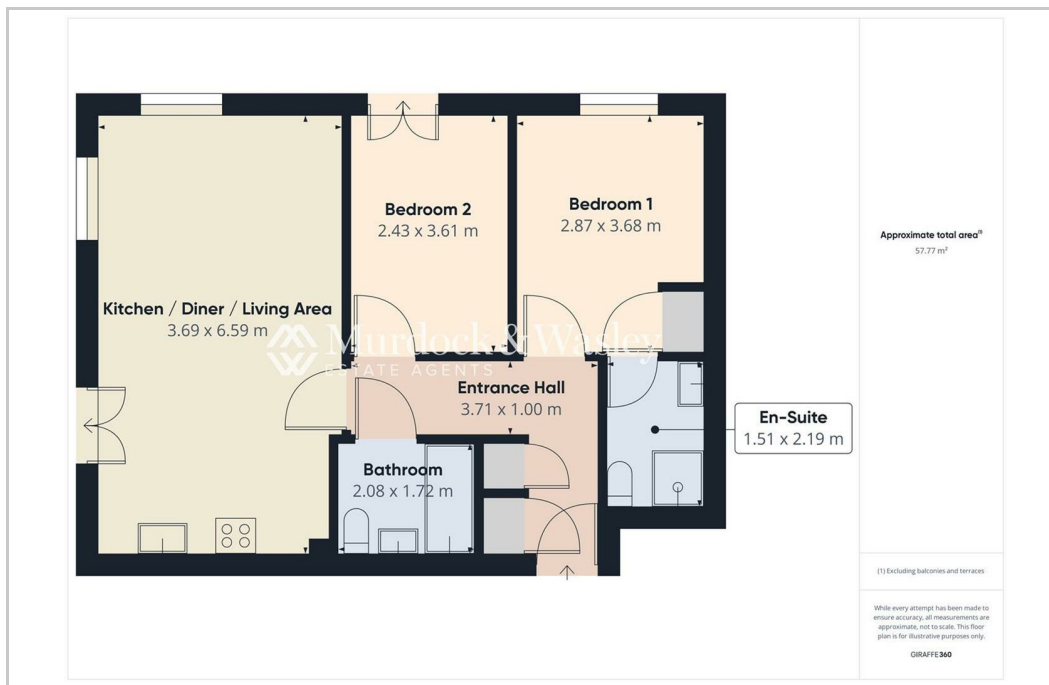
Gloucester City Council- Band A

### Services

Mains water, gas, electricity & drainage.

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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		
England & Wales		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		
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.

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