



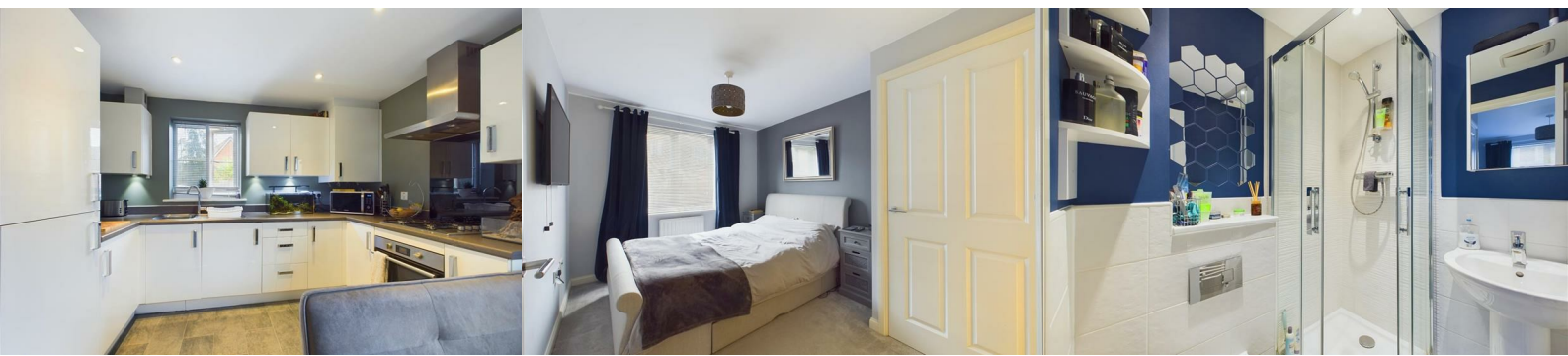
21 Bowthorpe Drive

Brockworth, Gloucester, GL3 4FS

£175,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to offer for sale this immaculate GROUND 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.



Entrance Hallway

Two built in storage cupboards with shelving, single radiator, Upvc double glazed window to rear elevation.

Open Plan Kitchen/Diner/Lounge 21'8 x 14'2 (6.60m x 4.32m)

Lounge area: Two double radiators, telephone point, tv point, Upvc double glazed window to front & side elevation, Kitchen area: A range of base and wall units, laminated worktops and splash backs, single drainer stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob, extractor hood and fridge/freezer, cupboard housing the gas fired central heating boiler, recessed down lights, Upvc double glazed window to rear elevation.

Bedroom 1 12'2 x 8'7 (3.71m x 2.62m)

Built in storage cupboard, tv point, Upvc double glazed window to front elevation, through to:

En-Suite

Corner shower cubicle and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, down lighters, extractor fan, shaver point.

Bedroom 2 11'8 x 7'4 (3.56m x 2.24m)

Single radiator, Upvc double glazed window to front elevation.

Bathroom

White suite comprising panelled bath with shower unit over, low level w.c., wash hand basin with a mixer tap, down lighters, extractor fan, heated towel rail, Upvc double glazed window to rear elevation.

Outside

One allocated parking space.

Tenure & Charges

Leasehold-999 year lease- 992 years remaining
Ground Rent- £325.00 per annum.
Maintenance Charges- £1200 paid yearly.
Management Company- Gateway

Services

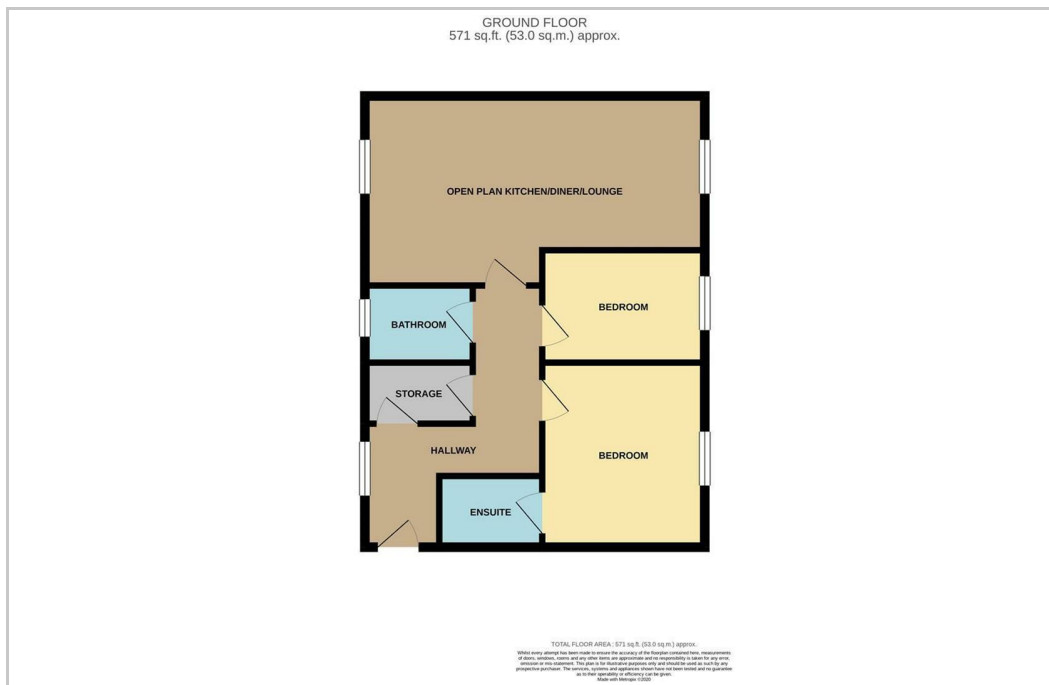
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band A

Awaiting Vendor Approval

These 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) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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