



45.47.49
91.23.55
QUEENS ROAD

 **2**
Bedrooms

 **1**
Bathroom



- Second Floor Apartment
- Lounge
- Refitted Kitchen
- Refitted Bathroom
- Two Double Bedrooms
- Storage Cupboards
- Walking Distance to Tewkesbury Town
- Close to Local Amenities
- NO ONWARD CHAIN

Wilkinson SLM are happy to bring to market a well presented two bedroom, second floor apartment in Tewkesbury with NO ONWARD CHAIN.

This apartment comprises of a refitted modern kitchen complemented by base and wall units, a built in electric oven and electric hob. There is also a spacious lounge with a beautiful stone feature wall and the owners used this space well by adding a corner sofa and dining table. Both double bedrooms are good sizes with plenty of natural light from the UPVC double glazed windows. Finishing the accommodation is a beautiful refitted bathroom.

There is a numbered storage cupboard out to the left of the front door that has electric and a designated storage cupboard outside in the communal gardens.

Service Charge: From 01/04/2024 annual charge £684.36

Lease Length: 125 years from 02/02/1998 = 99 years left

Council Tax Band: A

Lounge 13' 11" x 12' 7" (4.24m x 3.84m)

Kitchen 11' 5" x 9' 10" (3.48m x 3.00m)

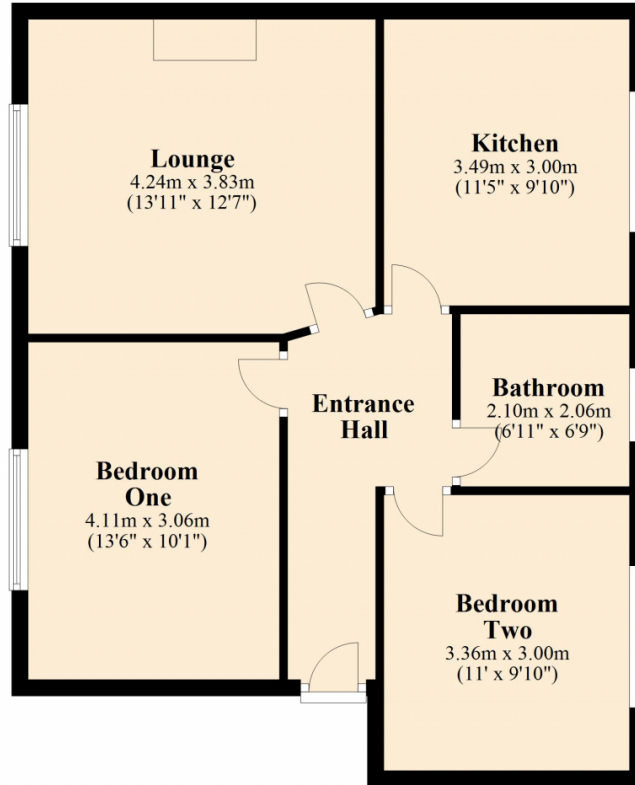
Bathroom 6' 11" x 6' 9" (2.11m x 2.06m)

Bedroom One 13' 6" x 10' 1" (4.11m x 3.07m)

Bedroom Two 11' 0" x 9' 10" (3.35m x 3.00m)

Ground Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Queens Road, Tewkesbury, GL20

