

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£145,000

Hazel Avenue, Walton Cardiff, Tewkesbury, GL20



2

Bedrooms



2

Bathrooms

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- Second Floor Flat
- Open Plan Living
- Refitted Kitchen
- Lounge/Dining Room
- Two Bedrooms
- Ensuite & Bathroom
- Useful Storage Cupboards
- Allocated Parking
- UPVC Double Glazing
- Gas Central Heating
- Walking Distance to Local Amenities

Wilkinson SLM are delighted to bring to market a charming two bedroom flat on the second floor with the advantage of an allocated parking space within the block and only a short walking distance to local amenities. This is a great opportunity for first time buyers and rental investors!

The accommodation provides an open plan living with a lounge/dining room and an archway leading to the refitted and stylish kitchen. The kitchen has the added benefit of various base and wall units, built in electric oven, ceramic hob and an integrated washer/dryer. In the lounge, there is a lovely bay window providing plenty of natural light in.

There are two bedrooms with bedroom one benefitting from an ensuite shower room and a built in wardrobe. Also there is a family bathroom and two useful storage cupboards.

Further complementing this home is UPVC double glazing, gas central heating and views overlooking the green.

Lease Length - 107 years

Ground Rent - £200 pa

Service Charge - £185 pcm

**Lounge/Dining Room** 10' 0" x 20' 5" (3.05m x 6.22m)

**Kitchen** 9' 6" x 6' 6" (2.90m x 1.98m)

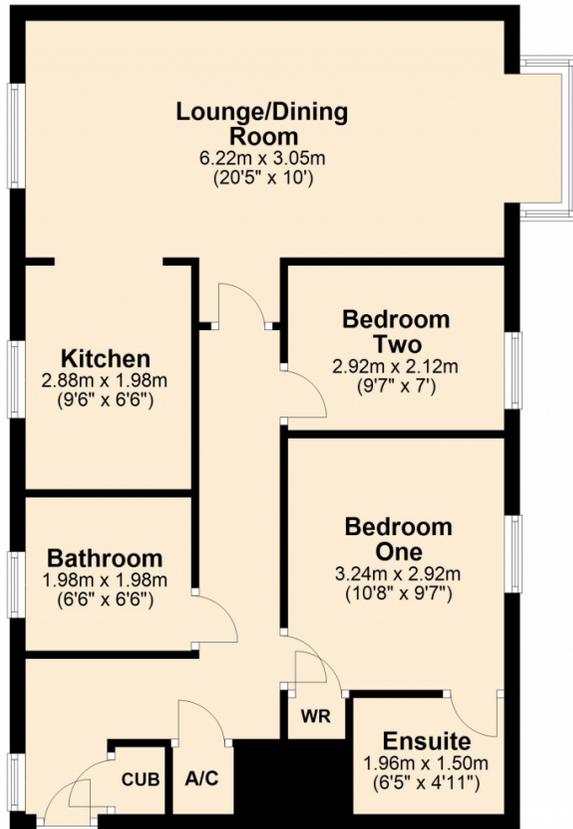
**Bedroom One** 10' 8" x 9' 7" (3.25m x 2.92m)

**Ensuite** 4' 11" x 6' 5" (1.50m x 1.96m)

**Bedroom Two** 7' 0" x 9' 7" (2.13m x 2.92m)

**Bathroom** 6' 6" x 6' 6" (1.98m x 1.98m)

### Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Walton Cardiff, GL20

