



 **2**
Bedrooms

 **1**
Bathroom



- Ground Floor Flat
- NO ONWARD CHAIN
- Kitchen with Breakfast Bar
- Lounge with Outdoor Access
- Two Double Bedrooms with Built in Wardrobes
- Refitted Bathroom
- Enclosed Courtyard
- Allocated Parking Space
- Newly Fitted Carpet and Flooring Throughout
- Gas Central Heating with New Combi Boiler Installed in August 2023
- Double Glazing

Wilkinson SLM are delighted to bring to market with NO ONWARD CHAIN, a well presented, two bedroom, ground floor flat in Ashchurch with the advantage of an enclosed courtyard and an allocated parking space.

The front door opens to a slight hallway with a door adjacent leading to the kitchen with an array of base and wall units, a built in electric oven and hob as well as a newly built in breakfast bar. There is space and plumbing for a washing machine. Returning to the hall there is an open cloak room to the right and storage cupboard above. To the left, a door opens to a spacious lounge with a patio door opening to the enclosed courtyard. There is also another useful storage cupboard within the lounge too. The enclosed courtyard used only by this flat, is a fantastic addition to this home providing outdoor space to relax and unwind with a private gate that leads to the allocated parking space.

From the lounge, a further door leads seamlessly to two double bedrooms which both benefit from built in double wardrobes. There is also a refitted bathroom with a modern finish and another storage cupboard. There is definitely plenty of storage in this home!

Further complementing this home is double glazing, as well as gas central heating with a newly installed combination boiler in August 2023 and has been annually serviced. The owner has also recently fitted all the carpets and flooring throughout.

A viewing comes highly recommended to see how much this flat has to offer!

Lease Length - 88 years left

Service Charge - £100 pcm (includes building insurance)

Kitchen 9' 9" x 12' 5" (2.97m x 3.78m)
maximum measurements

Lounge 15' 2" x 12' 1" (4.62m x 3.68m)

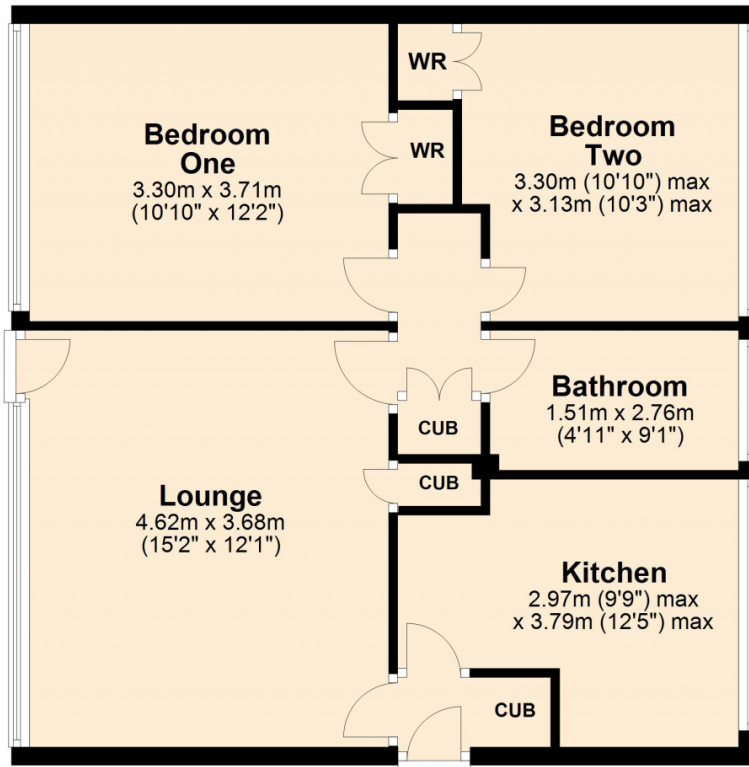
Bedroom One 10' 10" x 12' 2" (3.30m x 3.71m)

Bedroom Two 10' 10" x 10' 3" (3.30m x 3.12m)
maximum measurements

Bathroom 4' 11" x 9' 1" (1.50m x 2.77m)

Ground Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



Total area: approx. 69.9 sq. metres (752.8 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		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Pamington Fields, Ashchurch, Tewkesbury, GL20

