

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£168,000

Oldfield, Tewkesbury, Gloucestershire, GL20



1

Bedroom



1

Bathroom

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- Ground Floor Apartment
- Refitted Kitchen
- Lounge
- Double Bedroom
- Refitted Shower Room
- Rear Garden
- Beautiful Views of Nature Reserve
- Gas Central Heating
- UPVC Double Glazing
- Walking Distance to Local Amenities

Wilkinson SLM are happy to offer for a sale a GROUND FLOOR apartment in Oldfield with stunning views of the Nature Reserve.

The home comprises a refitted kitchen, double bedroom and a refitted shower room as well as a good sized lounge with the added benefit of an electric fireplace to warm up to on those cold evenings. There are also two useful storage cupboards to complete the interior of this accommodation.

The peaceful surroundings of the Nature Reserve is the astonishing view from this home and it will never get old. Stepping out of the French doors from the lounge welcomes a patio area with a veranda above to allow you to sit outside in all weather conditions. There is also a step down to the remainder of the garden with pebbles and a decking area. There is also gated side access in the rear garden that leads you to the low maintenance front garden.

You must view this cosy home to appreciate all aspects!

Lease Length - 111 years left

Service Charge - Approx £240 per annum

**Kitchen** 9' 5" x 5' 2" (2.87m x 1.57m)

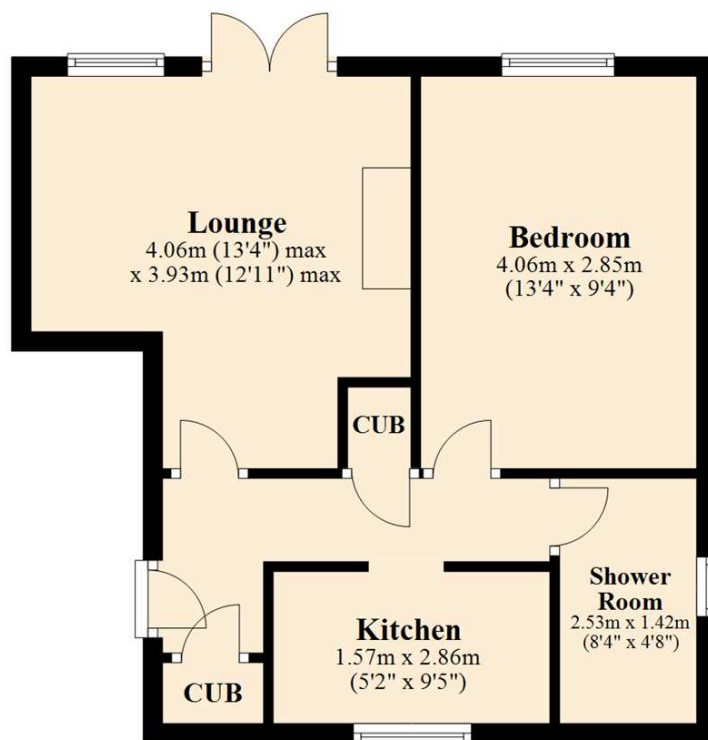
**Lounge** 13' 4" x 12' 11" (4.06m x 3.94m)  
maximum measurements

**Bedroom** 13' 4" x 9' 4" (4.06m x 2.84m)

**Refitted Shower Room** 8' 4" x 4' 8" (2.54m x 1.42m)



## Ground Floor



Total area: approx. 40.5 sq. metres (436.2 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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