



R B WALTERS
ESTATE AGENTS



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*Tolsey Gardens, Tuffley, Gloucester,
Gloucestershire, GL4 0DR.*

Offers in the Region Of

Ground floor maisonette being sold with no onward chain and offered for sale in good decorative order throughout.

In a popular residential location with good transport links to the surrounding area and easily accessible to the City Centre and M5 motorway this ground floor maisonette offers spacious and well-presented accommodation which is ideal as a first time or investment purchase.

The entrance hall has two storage cupboards which, is, unusual for a flat and there is an open plan living room/kitchen, two double bedrooms and a bathroom. Parking is allocated and there is also plenty of additional unrestricted parking.

Lease Details

The lease commenced on 1st January 2004 for a period of 155 years. The ground rent is £170 per annum and the annual service charge up to 31st December 2025 is £1085.

Services

Electric Night Storage Heaters, Mains Water (metered), Mains Drainage, Broadband Available

Entrance Hall

Open Plan Living Room/Kitchen

21' 0" x 10' 2" (6.40m x 3.10m)

Bedroom

10' 4" x 9' 8" (3.15m x 2.94m)

Bedroom

10' 3" x 7' 8" (3.12m x 2.34m)

Bathroom

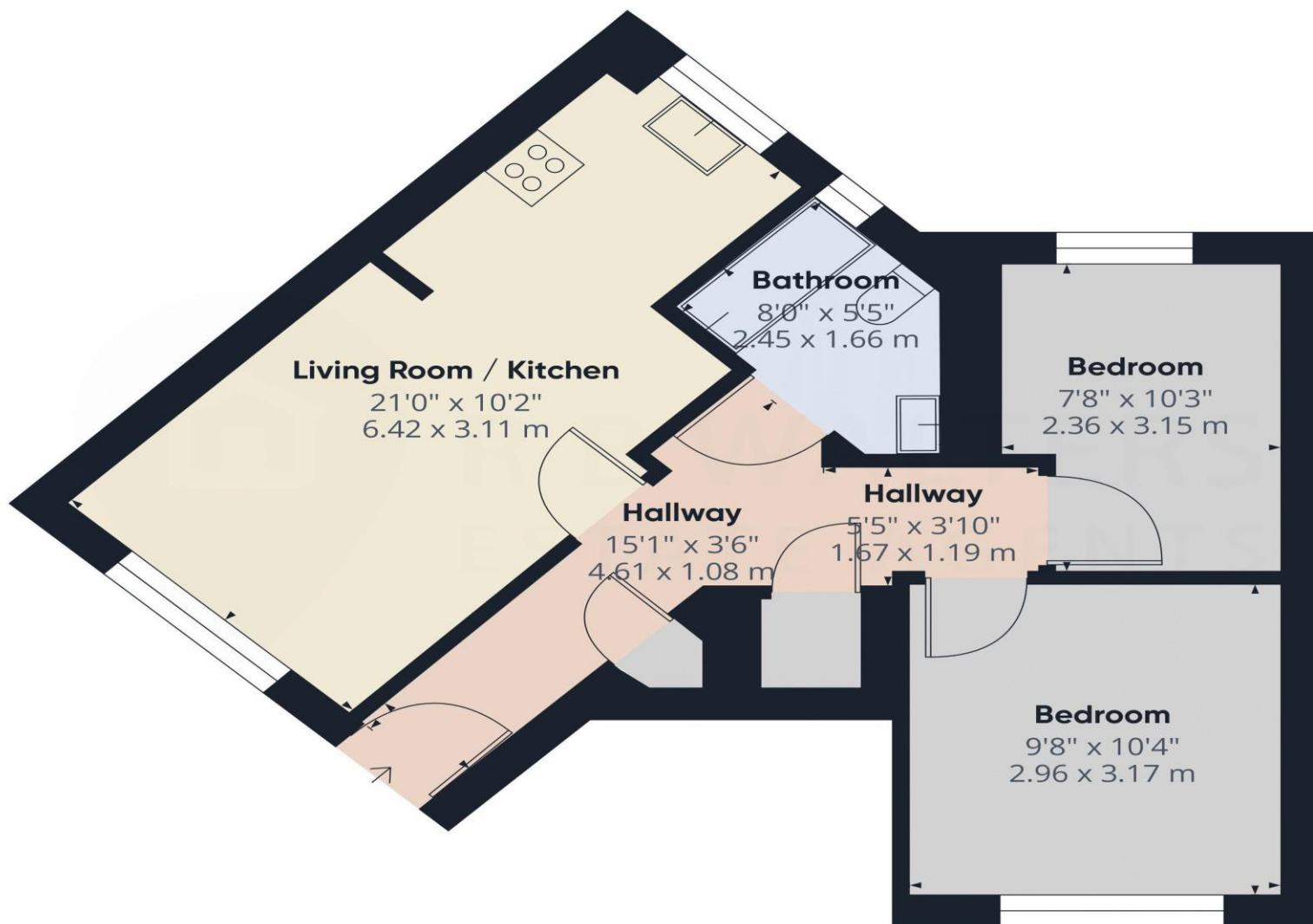
8' 0" x 5' 5" (2.44m x 1.65m)

Outside

Allocated Parking Space







Approximate total area⁽¹⁾
497 ft²
46.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk