

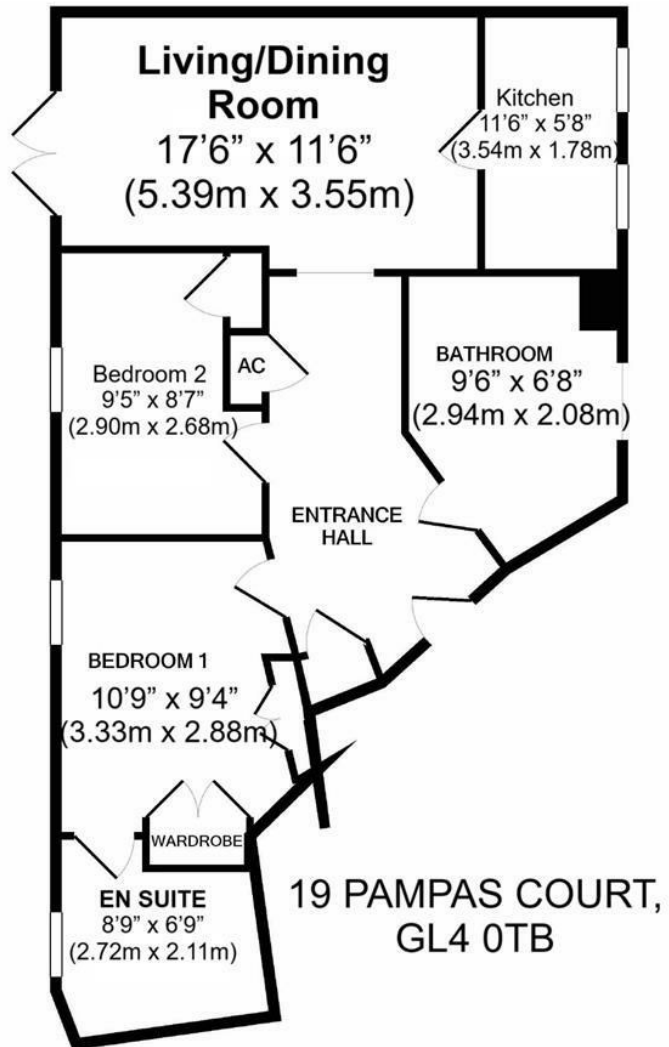


19 PAMPAS COURT, TUFFLEY, GLOUCESTER, GL4 0TB

PRICE £150,000

LEASEHOLD GLOUCESTER CITY COUNCIL B

Total Floor Area c.682 sq ft (63.43 sq mt)



Floorplan for Guidance Only
Not to Scale





A highly recommended and well presented first floor, two double bedroom apartment with a garage situated on the popular Copeland Park development in Tuffley.

Accommodation comprises of an entrance hall, large living/dining room, modern fitted kitchen with integrated appliances, two double bedrooms (both with fitted wardrobes), ensuite to the main bedroom and a bathroom.

The property benefits from UPVC double glazing throughout, gas central heating and GARAGE.

999 year lease from 1st January 2003 - 997 years remaining

Annual Maintenance Charge £1455 - Management Company First Port.

Ground Rent : £201 - Freehold Pier Management

The property is currently tenanted at £870 pcm - rent achievable is in the region of £1,000. Property being sold with vacant possession if required.

All information subject to legal confirmation

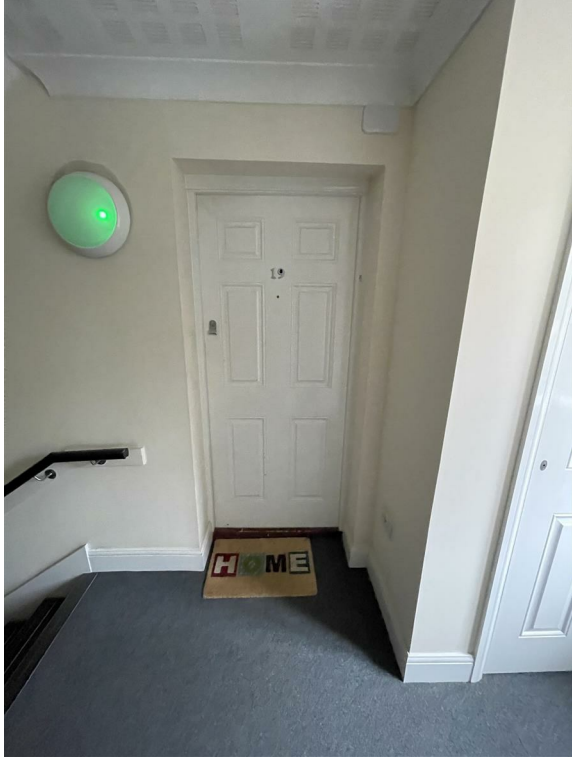
Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum







Local Authority	Council Tax		
Gloucestershire	Band:	B	
	Annual Price:	£1,747	
Conservation Area ?	Flood Risk		
No	Very low		
Floor Area	Plot Size		
731 ft ² / 68 m ²	0.04 Acres		
Mobile Coverage	Broadband		
EE	Basic	2 Mbps	
Vodafone	Superfast	78 Mbps	
Three	Ultrafast	1000 Mbps	
O2			
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		

Tenure

Leasehold

Lease Start Date BETA

09 Jan 2008

Lease Term BETA

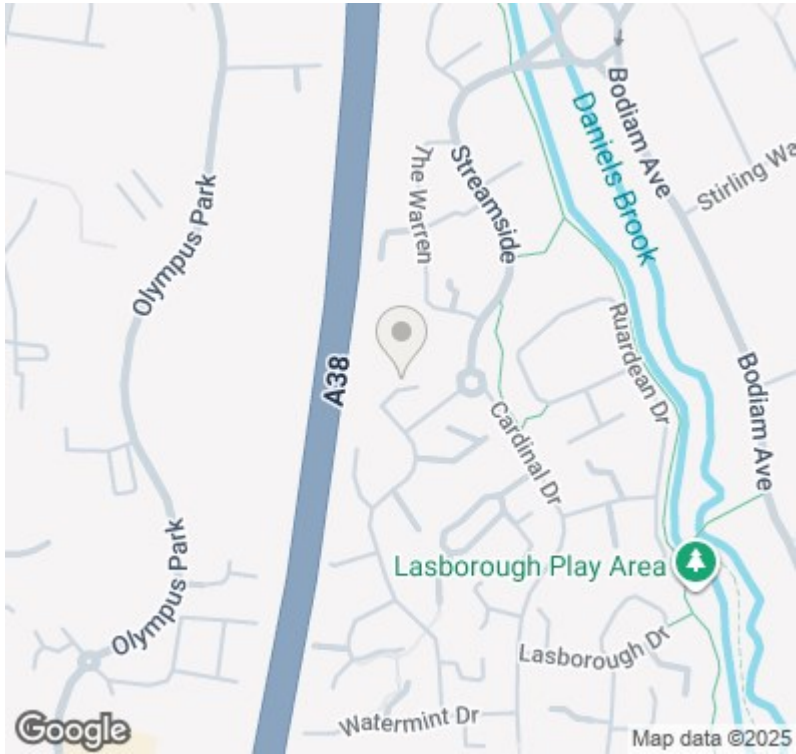
999 years from 1 January 2003

Lease End Date BETA

01 Jan 3002

Lease Term Remaining BETA

977 years



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sure Property Group
 23 Bath Street, Cheltenham
 GL50 1YA
 01242 241200
info@surecheltenham.co.uk

Gloucester City Council COUNCIL
 TAX BAND B

Leasehold