

60 THE WARREN, TUFFLEY, GLOUCESTER, GL4 0TT

OFFERS IN EXCESS OF £145,000

LEASEHOLD 999 YEARS - 976 REMAINING

GLOUCESTER CITY COUNCIL COUNCIL TAX BAND B

- **TWO DOUBLE BEDROOMS**
 - **TWO BATHROOMS**
 - **SPACIOUS APARTMENT**
- **LARGE LIVING/DINING ROOM**
 - **GAS CENTRAL HEATING**
 - **DOUBLE GLAZING**
 - **ALLOCATED PARKING**
 - **PLEASANT VIEWS**

The accommodation includes:

- Entrance Hall with Airing Cupboard & Additional Storage
 - Two Double Bedrooms, Both with Fitted Wardrobes
 - En-Suite Shower Room to Bedroom One
 - Family Bathroom
- Spacious Living/Dining Room Open to a Well-Appointed Kitchen

Ideal for first-time buyers or buy-to-let investors, the property benefits from gas central heating, double glazing, and allocated parking. Offered with no onward chain, it is currently tenanted but available with vacant possession. Estimated rental income: £1,000–£1,100 pcm.

A well-presented apartment in a desirable location—early viewing strongly recommended.

999 year Lease - 976 years remaining.

Annual maintenance charge £1785 Management Company First Port.

Ground Rent charge £231 – Freehold Gateway.

Council Tax Band B



60 The Warren,
GL4 0TT

Approximate tot floor area c.656 sq ft (c.61 sq mt)

For guidance only - not to scale







Located to the south of Gloucester city centre, Tuffley is a well-established residential suburb offering a balanced blend of peaceful living and easy access to urban amenities. Known for its mix of traditional and modern housing, tree-lined streets, and strong community spirit, Tuffley appeals to families, professionals, and investors alike.

The area benefits from a range of local amenities, including:

- Shops and supermarkets such as Tesco Express, Co-op, and nearby Aldi
- Primary and secondary schools, including The Crypt School and Tuffley Primary
- Parks and green spaces, with Robinswood Hill Country Park just minutes away for walking, wildlife, and panoramic views over Gloucester
- Local pubs, cafés, and takeaways
- Community centres and churches, supporting a friendly and inclusive neighbourhood atmosphere

Tuffley is well-connected, with regular bus services into Gloucester city centre, and easy access to major road links including the A38, A417, and M5 motorway, making it ideal for commuters heading to Cheltenham, Bristol, or beyond.

For shopping, leisure, and entertainment, residents are just a short drive from Gloucester Quays, the historic docks, and the city's vibrant retail and cultural scene. Whether you're looking for a quiet place to settle or a smart investment location, Tuffley offers comfort, convenience, and strong long-term appeal

Gloucester City Centre – History Meets Modern Living

Gloucester City Centre is a dynamic hub where rich history and contemporary living converge. At its heart lies the magnificent Gloucester Cathedral, a masterpiece of Gothic architecture and a filming location for productions like Harry Potter. Surrounding the cathedral is a network of historic streets, medieval buildings, and charming alleyways that tell the story of the city's past.

The city centre offers a wide range of shopping and leisure options, from high street favourites in King's Walk and Eastgate Shopping Centre, to independent boutiques and eateries in the historic docks area. The regenerated Gloucester Quays is a standout destination, featuring outlet shopping, restaurants, a cinema, and seasonal events that draw visitors year-round.

Cultural attractions include museums, galleries, and regular festivals celebrating food, music, and heritage. With excellent transport links, including Gloucester Railway Station and proximity to the M5, the city centre is ideal for commuters and those seeking a vibrant urban lifestyle.

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





Tenure
Leasehold

Lease Start Date BETA
06 May 2010

Lease Term BETA
999 years from 1 January 2003

Lease End Date BETA
01 Jan 3002

Lease Term Remaining BETA
976 years

Local Authority
Gloucestershire

Council Tax
Band: B
Annual Price: £1,747

Conservation Area ?
No

Flood Risk
Very low

Floor Area
656 ft² / 61 m²

Plot Size
0.06 Acres

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 3 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✓

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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 	

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