

- TWO DOUBLE BEDROOMS
 - TWO BATHROOMS
- SPACIOUS APARTMENT
- LARGE LIVING/DINING ROOM
 - GAS CENTRAL HEATING
 - DOUBLE GLAZING
- ALLOCATED PARKING
 - PLEASANT VIEWS
 - NO CHAIN



60 THE WARREN, TUFFLEY, GLOUCESTER, GL4 0TT

GUIDE PRICE £142,000

LEASEHOLD 999 YEARS - 976 REMAINING

GLOUCESTER CITY COUNCIL COUNCIL TAX BAND B

RECENTLY REDECORATED and OFFERED FOR SALE WITH NO CHAIN . This is a very spacious apartment (on the second floor) having lovely views. An ideal First Time or Investment Buy. The accommodation offers entrance vestibule, entrance hall (with storage cupboard), large living/dining room open to kitchen, TWO DOUBLE BEDROOMS and TWO BATHROOMS. Also with gas central heating, double glazing and allocated parking. The Warren is found on the edge of the Copeland Park Development and has pleasant green areas surrounding and is within several hundred yards of Daniels Brook with its walking trail and woodland. Pedestrian access to the shopping centre in Quedgeley is very convenient and there are buses frequently giving access to Gloucester and Cheltenham.

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. 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 (£148.75 per month)

Management Company First Port.

Ground Rent charge £231

Freehold Gateway.

Council Tax Band B

60 The Warren,
GL4 0TT



Approximate total 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:

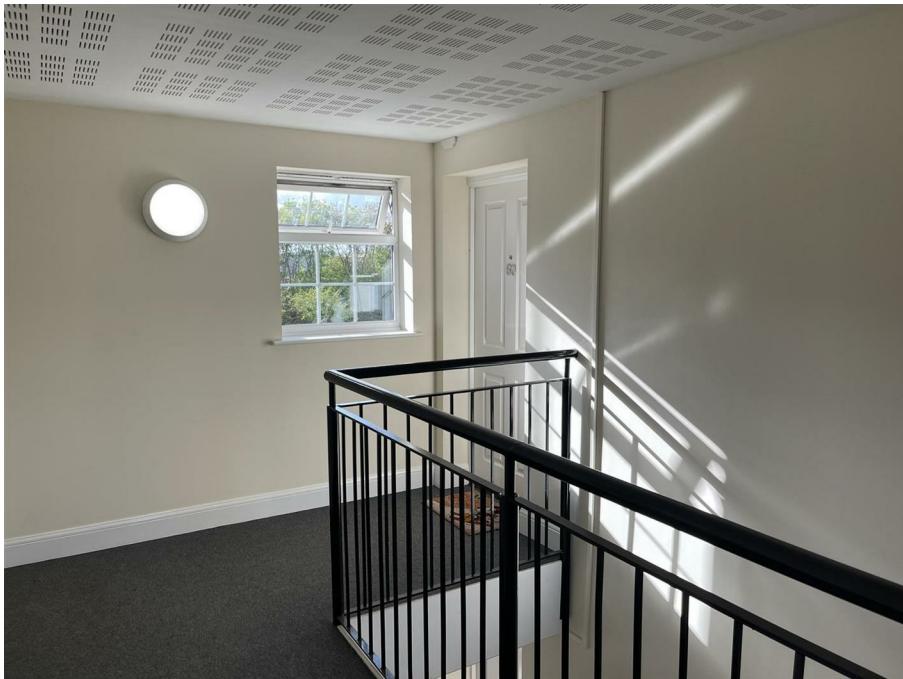
- Shops and supermarkets such as Tesco Express, Co-op, and nearby Aldi
- Primary and secondary schools, including The Crypt School and Tuffley Primary
- Parks and green spaces, with Robinswood Hill Country Park just minutes away for walking, wildlife, and panoramic views over Gloucester
- Local pubs,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

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



Gloucestershire	Band: B
	Annual Price: £1,747
Conservation Area <small>?</small>	Flood Risk
No	Very low
Floor Area 656 ft ² / 61 m ²	Plot Size 0.06 Acres
Mobile Coverage	Broadband
EE	Basic 3 Mbps
Vodafone	Superfast 80 Mbps
Three	Ultrafast 1000 Mbps
O2	
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		
(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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Tenure

Leasehold

Lease Start Date BETA

06 May 2010

Lease End Date BETA

01 Jan 3002

Lease Term BETA

999 years from 1 January 2003

Lease Term Remaining BETA

976 years