



**Beaumont Walk, Gloucester GL3 4BL**

**£175,000**



## Beamont Walk, Gloucester GL3 4BL

• Well presented, top floor apartment • Master bedroom with en suite • Kitchen with integrated appliances • Living room with dual aspect window and French doors • Chain free • Allocated parking space • Close to local amenities and motorway • Leasehold • Tewkesbury Borough Council - Tax Band B (£1,670.27 per annum 2024/25) • EPC rating C78

**£175,000**

### Entrance Hall

Storage cupboard, airing cupboard, radiator, doors to Inner Lobby, Bedroom One, and;

### Bathroom

Bath, wash hand basin, WC, heated towel rail, extractor fan, tiled splash backs, inset ceiling spotlights.

### Inner Lobby

Doors to both Living/Dining Room and;

### Bedroom Two

Double-glazed window to side elevation, radiator.

### Living/Dining Room

Double-glazed window to rear elevation, double glazed French doors to side elevation, two radiators, opening to;

### Kitchen

A range of matching modern wall and base units with laminate work surface over, inset 1 1/2 bowl stainless steel sink with mixer taps and drainer unit, integrated appliances to include 4 ring gas hob, electric grill and oven with stainless steel extractor hood over, dishwasher, fridge freezer and washing machine, tiled splash backs, inset ceiling spot lights, laminate flooring.

### Bedroom One

Double-glazed window to side elevation, built-in wardrobe, radiator, door to;

### En suite

Shower cubicle, wash hand basin, WC, extractor fan, tiled splash backs.

### Outside

There is one allocated parking space situated behind the building.

### Location

Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

### Material Information

Tenure - Leasehold, 981 years remaining of a 999-year lease from 23/09/07. Ground rent is £200 per annum, reviewed annually. Service charge £1681.39 (£140.11 per month) reviewed annually. Management company Gateway.

Council Tax Band B

Tewkesbury Borough Council - (£ 1,670.27 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating:

Broadband speed: Standard 4 Mbps, Superfast 80 Mbps

Mobile phone coverage: Vodafone (Limited), EE (Likely), Three (Limited) and O2 (Limited)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

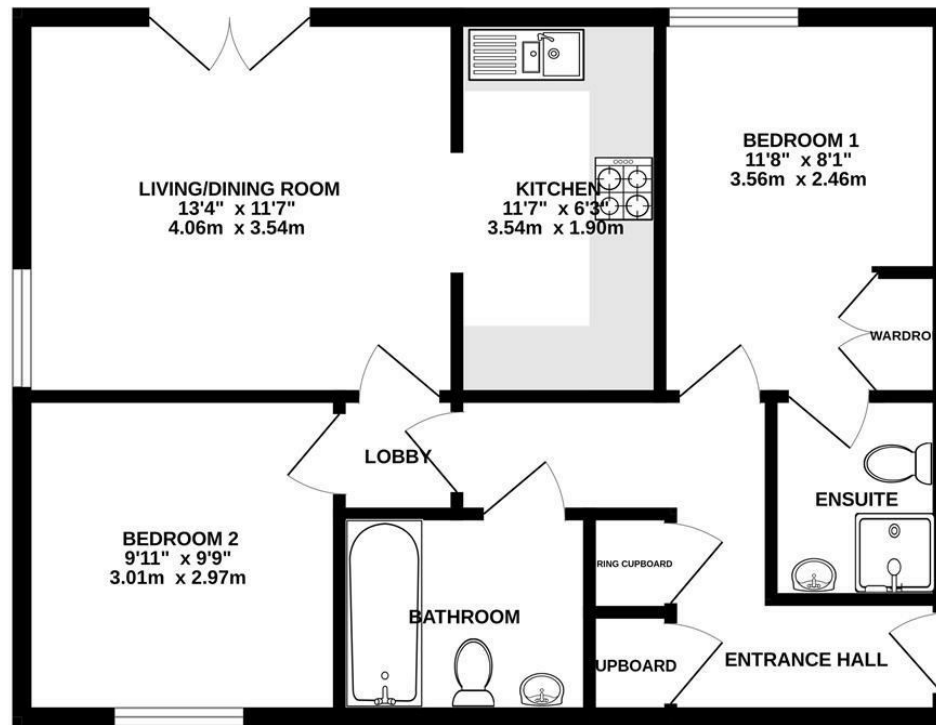
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GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

