



**Flat 9, 21 Bowthorpe Drive, Brockworth GL3 4FS**  
**£180,000**



# Flat 9, 21 Bowthorpe Drive, Brockworth GL3 4FS

• Spacious top floor apartment • Open plan Kitchen/Living/Dining Room • Kitchen with integrated appliances • En suite to master with an additional bathroom • Allocated parking space • Double glazing and gas central heating • Potential rental income of £1000 PCM • Leasehold- 993 years remaining • Tewkesbury Borough Council- Tax Band A - £1,431.67 per annum (2024/25) • EPC rating C79



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

**£180,000**

## Entrance Hall

There is a double-glazed window to the rear elevation, two useful storage cupboards, a radiator, and access to the loft via a hatch that has a light.

## Bedroom One

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

## Ensuite

Shower cubicle with mains shower, wash hand basin with mixer tap, WC, tiled splashback, heated towel rail, and tiled flooring.

## Bedroom Two

Double-glazed window to front elevation, radiator.

## Bathroom

Double glazed obscure window to rear elevation, panelled bath with shower over and mixer taps, wash hand basin with mixer tap, WC, tiled splash backs, tiled flooring,

## Open Plan Kitchen/Living/Dining Room

The kitchen area consists of a double-glazed window to the rear elevation with hillside views, a range of matching modern wall and base units with laminate work surface over and matching upstands, inset one bowl stainless steel sink with mixer tap and drainer unit, integrated appliances to include fridge/freezer, washing machine, four ring gas hob with electric oven and stainless steel extractor hood over, glass splash back, cupboard housing wall mounted combi boiler, inset ceiling spotlights, vinyl flooring. The Living/Dining Room consists of double-glazed windows to the side and front elevations and two radiators.

## Outside

There is one allocated off road parking space.

## Location

Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tescos 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. 1000 years from 2017, Lease remaining 993 years. Management company - Gateway. Service Charge - £1448.72 per annum. Reviewed every January. Ground rent is £275.00 per annum, fixed until 2032 by a deed of variation.

Council tax band: Tax Band A

Local authority and rates: Tewkesbury Borough Council, £1,431.67 (2024/2025)

Electricity supply: Meter

Water supply: Mains

Sewerage: Mains

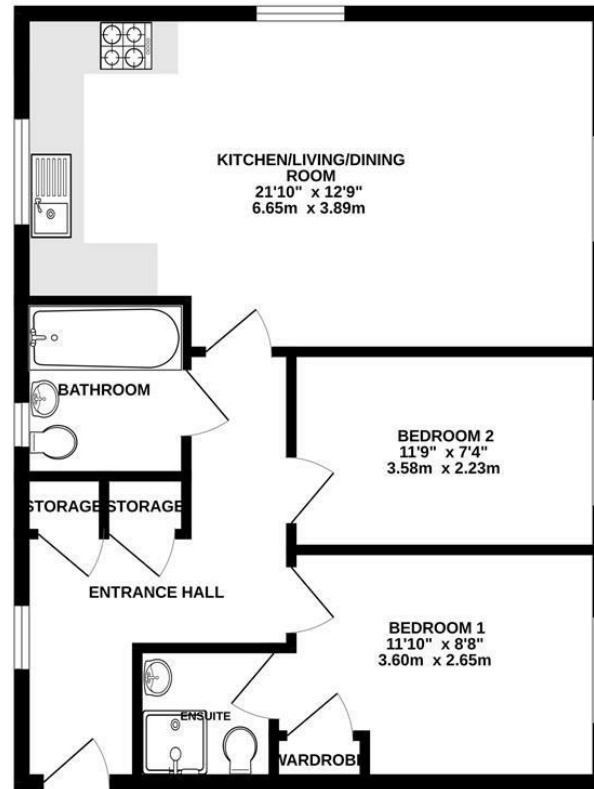
Heating: Electric

Broadband speed: Standard 3 Mbps, Superfast 56 Mbps and Ultrafast 1000 Mbps.

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



TOP FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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.  
Made with Metropix 12/2014

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

