



SawyerS
Sales & Lettings

**33 Watermint Drive, Tuffley, Gloucester,
Gloucestershire, GL4 0SZ
Price £150,000**

33 Watermint Drive, Tuffley, Gloucester, Gloucestershire, GL4 0SZ

A well presented modern two bedroom ground floor apartment located within the popular Copeland Park development in Tuffley. Benefits include gas central heating and double glazing, allocated parking and communal lawn area. Ideal FTB or investment purchase. No Chain.

Sawyers Estate Agents are delighted to offer to the market this well presented two bedroom ground floor apartment situated within this modern development which is conveniently located near the M5 and the A38 giving easy access to Gloucester and Cheltenham city centres and Bristol or Birmingham via the motorway. The accommodation briefly consists: Living/dining room with Juliet style balcony, stylish kitchen with built in appliances, two bedrooms with built in wardrobes, and bathroom with shower over bath. Benefits include gas central heating and double glazing, allocated parking and communal lawn area. Ideal FTB or investment purchase. No Chain.

Amenities: Tuffley has a range of amenities to include excellent schooling for all ages, dentist surgeries, a library, community centre, public houses, Tesco Express, a park with a childrens playground, hairdressers, newsagent, a post office and a butchers. A public transport service provides access to and from Gloucester City Centre where a more comprehensive range of amenities can be found

Communal Entrance

Stairs to upper floors.

Entrance Hall

Door to side, secure entry phone system, storage cupboard and further cupboard housing the hot water tank.

Living Room 4.95m (16'3") Max x 3.75m (12'4")

Double glazed French doors to front with Juliet style balcony, double glazed window to front, two radiators and television point.

Kitchen 2.84m (9'4") x 2.48m (8'2")

Double glazed window to rear, recessed down lighting, modern and stylish range of fitted wall and base units complimented with work surfaces, stainless steel one and quarter bowl sink unit with mixer tap, tiled splash backs, built in gas hob with oven under and extractor hood over, built in dishwasher, built in washer/dryer, built in fridge/freezer and wall mounted gas boiler within wall cupboard.

Bedroom One 4.21m (13'10") Max x 3.36m (11'0") Max

Two double glazed windows to front, built in wardrobes, radiator and telephone point.

Bedroom Two 3.1m (10'2") x 1.84m (6'0")

Double glazed window to rear, built in double wardrobe and radiator.

Bathroom

Double glazed window to rear, recessed down lighting, bath with shower over, low level WC and pedestal wash hand basin. Extractor, part tiled walls and shaver point.

Outside

Allocated parking and communal lawn area.

Agents Note

Tenure: Leasehold

Lease Length: 999 Lease with 979 years remaining (2023)

Service Charge: 1,283.22 per year.

Ground Rent: £201.90 per year

Management Company: FirstPort Property Management

(These figures and dates are subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

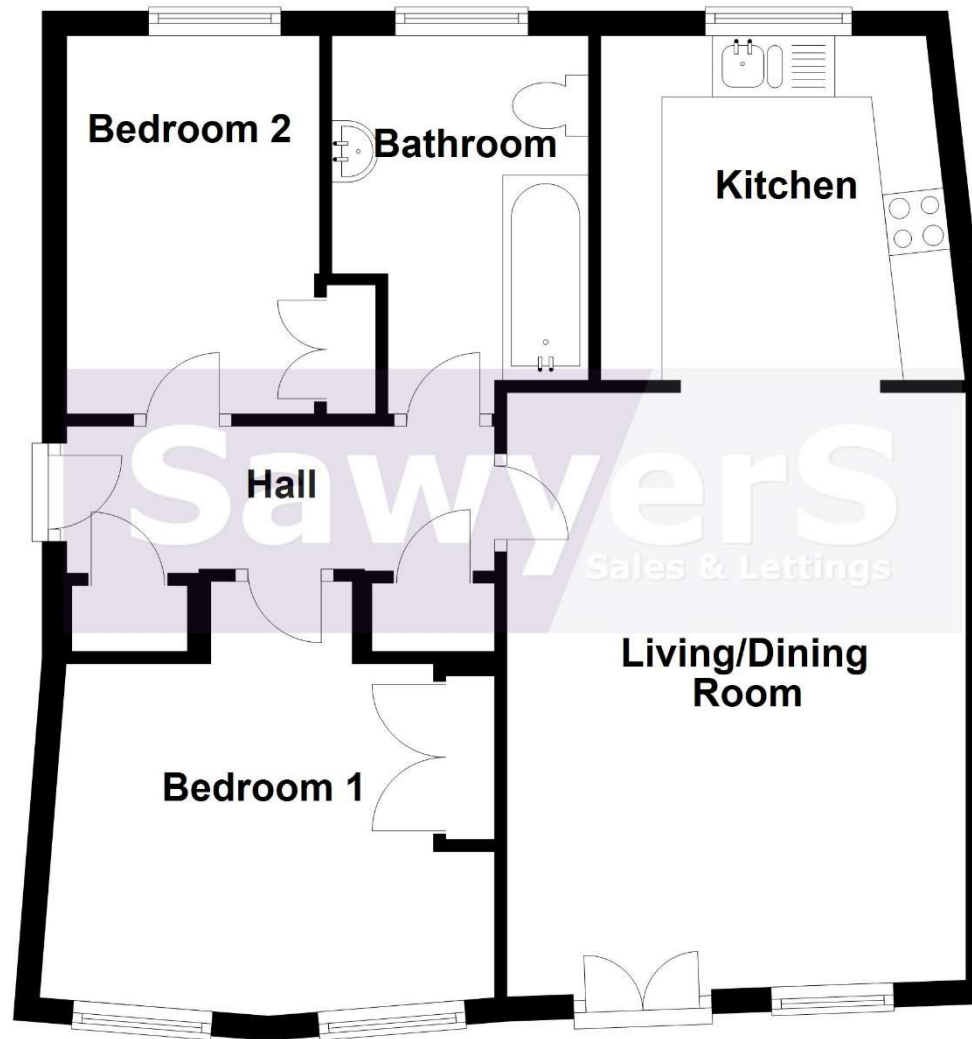
Gloucester City Council - Band B

Directions

For SAT NAV use: GL4 0SZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 

Ground Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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