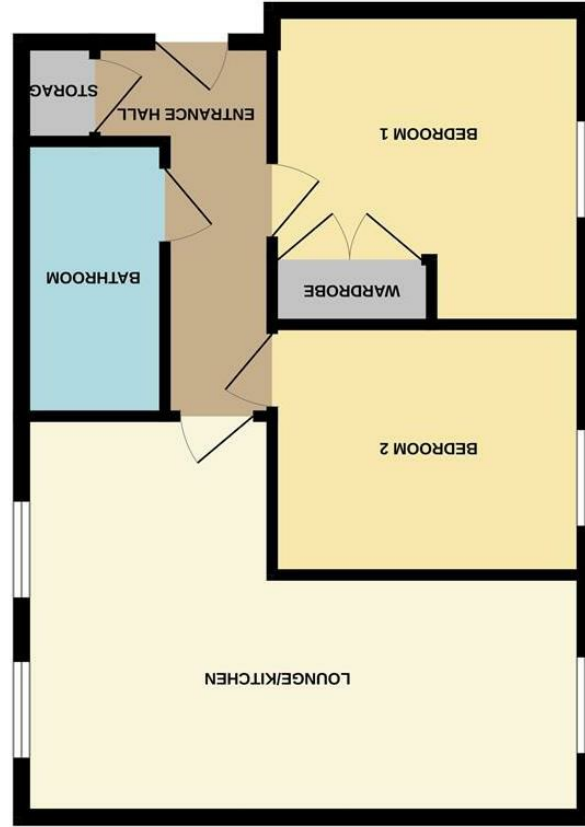
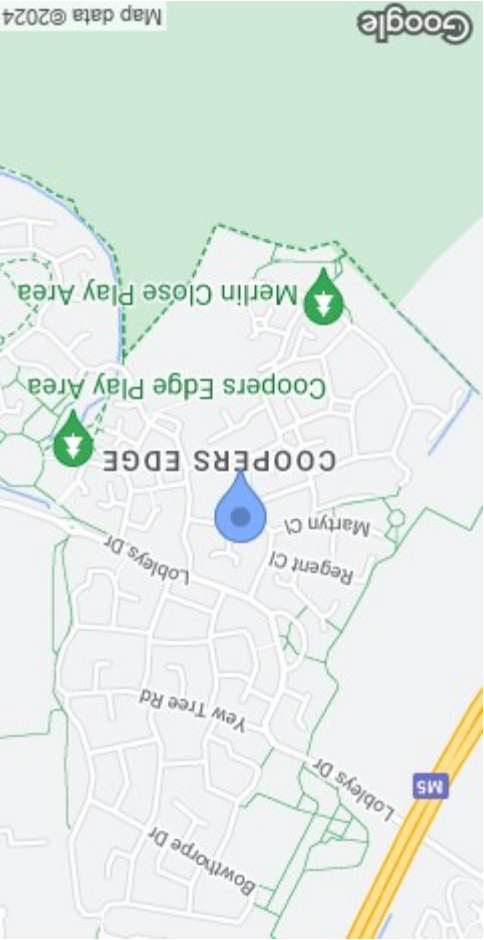




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

What every attempt has been made to ensure the accuracy of the diagram contained here, measurements of plots, boundaries, etc. and any errors are accepted and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is made with respect to energy class rating.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-80)



16 Sapphire Way  
 Brockworth, Gloucester GL3 4FB

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£159,950**

An immaculate ground floor two bedroom leasehold apartment situated in Brockworth with off road parking.

The accommodation comprises communal hall, entrance hall, lounge/kitchen, two double bedrooms and bathroom.

Additional benefits include gas central heating, upvc double glazing throughout, built in storage, allocated parking and good access to both Cheltenham and Gloucester.

Brockworth is a parish, village and district of Gloucester in Gloucestershire, England, situated on the old Roman road that connects the City of Gloucester with Barnwood. It is located 4 miles southeast of central Gloucester, 6 miles southwest of Cheltenham and 11.5 miles north of Stroud. The name Brockworth is derived from the Saxon "wurthin" for enclosure and "broc" for brook. Settlement is believed to have occurred around 600 AD, after the defeat of the Gloucester-based Romano British at the Battle of Dyrham in 577 AD. During World War II the nearby village of Hucclecote at the Gloster Aircraft Company produced the famous Hawker Hurricane fighter, and following the war it gained renewed fame for producing several notable aircraft, including Britain's first jet aircraft, which was test flown here. Brockworth is also the birthplace of actor, comedian and writer Simon Pegg. Since the mid-20th century, Brockworth has been known locally for the annual rolling of Double Gloucester cheese down Cooper's Hill, and is known in Britain and beyond for its annual cheese rolling contest. A large round cheese is rolled down the steep slope of the hill and chased by a group of "runners", who in fact spend most of their brief descent to the bottom of the hill falling and tumbling. Two hundred years ago this was part of a larger mid-summer festival with other activities and competitions, but the event is now confined to the cheese-rolling and is held in May during the Spring Bank-holiday Monday.



### COMMUNAL HALL

Stairs leading off, composite door leads into:

### ENTRANCE HALL

Intercom system, various doors leading off, storage cupboard, radiator, wood engineered flooring.

### KITCHEN/LOUNGE

21'10" x 15'5" (6.68m x 4.71m)

A range of matching base, drawer and wall mounted units, roll edge laminate worktops, integrated electric oven with gas hob and extractor fan, integrated fridge/freezer, stainless steel sink and drainer, space for washing machine, power points, cupboard housing the wall mounted gas boiler, tiled flooring, two radiators, upvc double glazed window to rear elevation, two upvc double glazed windows to front elevation.

### BEDROOM 1

10'8" x 10'8" max (3.27m x 3.27m max)

Built in double wardrobes, radiator, power points, upvc double glazed window to rear elevation.

### BEDROOM 2

10'8" x 8'7" (3.26m x 2.62m)

Radiator, power points, upvc double glazed window to rear elevation.

### BATHROOM

White suite comprising low level w.c., pedestal wash hand basin with tiled splashback, panelled bath with shower over, partially tiled walls, extractor fan, lino flooring, upvc double glazed opaque window to rear elevation.

### OUTSIDE

There is allocated off road parking for one vehicle.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: A  
Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

### TENURE

Leasehold.

### LEASE

999 Years from 2007.

### GROUND RENT

£200.00 Per Annum.

### MAINTAINANCE CHARGES

£890.73 Paid Every Six Months - January and July

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Hucclecote Road proceed towards Belmont Road then turn right onto Delta Way, at the roundabout take the third exit onto Pioneer Avenue. At the next roundabout take the 1st exit and then turn right onto Lobleys Drive then left onto Typhoon Way then right onto Sapphire Way where the property can be located on the right hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

