



# tag

estate agents



**29 Hazel Avenue, Tewkesbury, GL20 7TU**  
**Asking Price £150,000**

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TAG Estate Agents Limited. Registered in England No. 05783875  
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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		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

## Situation

Hazel Avenue is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School Ofsted rate 'Good' and the community centre which holds various activities on a regular basis.

Walton Cardiff is on a regular bus route to Cheltenham (9 miles away) and to the historic market town of Tewkesbury (2 miles) which has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provides easy access to the rest of the country.

## PROPERTY SUMMARY

- 2nd Floor Apartment
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- En Suite Shower Room
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Council Tax Band B



### Description

Introducing an opportunity for first-time buyers and rental investors! TAG Estate Agents proudly present this second-floor apartment located in the sought-after residential area of Walton Cardiff.

This apartment features an entrance hall, a spacious lounge/dining room with a bay window, a well-equipped modern fitted kitchen with a built-in oven and hob. Boasting two bedrooms and a bathroom, the master bedroom also includes the added convenience of an en suite shower room.

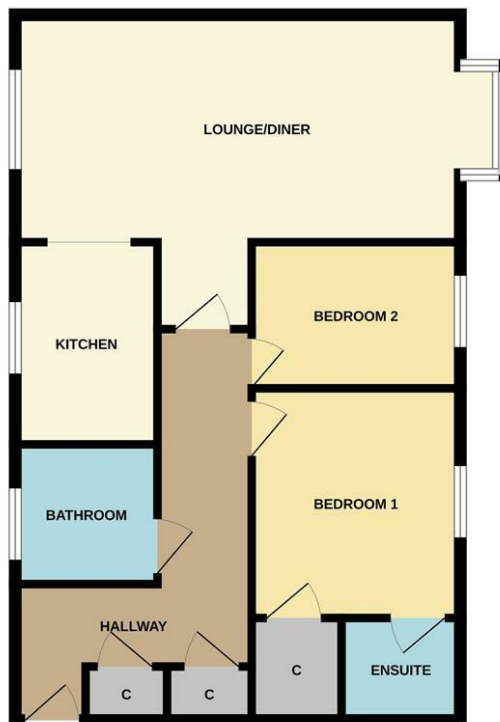
Benefiting from UPVC double glazing, gas central heating, and off-road parking for one car, this property is an ideal choice for first-time buyers looking for a comfortable and convenient home, as well as rental investors seeking a promising investment opportunity.

### Lease Information

107 Years Remaining

Ground Rent - £200 Per Annum

Service Charge - £230 Per Month



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 quantity or efficiency can be given.  
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### Lounge / Dining Room

20'05 x 10'00 (6.22m x 3.05m)

### Kitchen

6'07 x 9'06 (2.01m x 2.90m)

### Bedroom 1

10'08 x 9'07 (3.25m x 2.92m)

### En Suite

6'05 x 5'00 (1.96m x 1.52m)

### Bedroom 2

9'07 x 7'01 (2.92m x 2.16m)

### Bathroom

6'06 x 6'07 (1.98m x 2.01m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.