

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£140,000

Hazel Avenue, Walton Cardiff, Tewkesbury, GL20



2

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- NO ONWARD CHAIN
- Ground Floor Apartment
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Allocated Off Road Parking Space

Wilkinson SLM are offering for sale with NO ONWARD CHAIN a ground floor apartment with the advantage of an allocated parking space within the block and only a short walking distance to local amenities. This is a great opportunity for first time buyers and rental investors!

The accommodation provides an open plan living with a lounge/dining room and an archway leading to the refitted and stylish kitchen. The kitchen has the added benefit of various base and wall units, built in electric oven and space for fridge freezer. In the lounge, there is a lovely bay window providing plenty of natural light in.

There are two bedrooms with bedroom one benefitting from an ensuite shower room and a built in wardrobe. There is also a family bathroom and two useful storage cupboards.

Further complementing this home is UPVC double glazing, gas central heating and views overlooking the green.

Lease Length - 125 years from 1st June 2006.

EPC Rating C.

**Lounge/Dining Room** 20' 6" x 10' 0" (6.25m x 3.05m)

**Kitchen** 9' 6" x 6' 6" (2.90m x 1.98m)

**Bedroom One** 10' 8" x 9' 6" (3.25m x 2.90m)

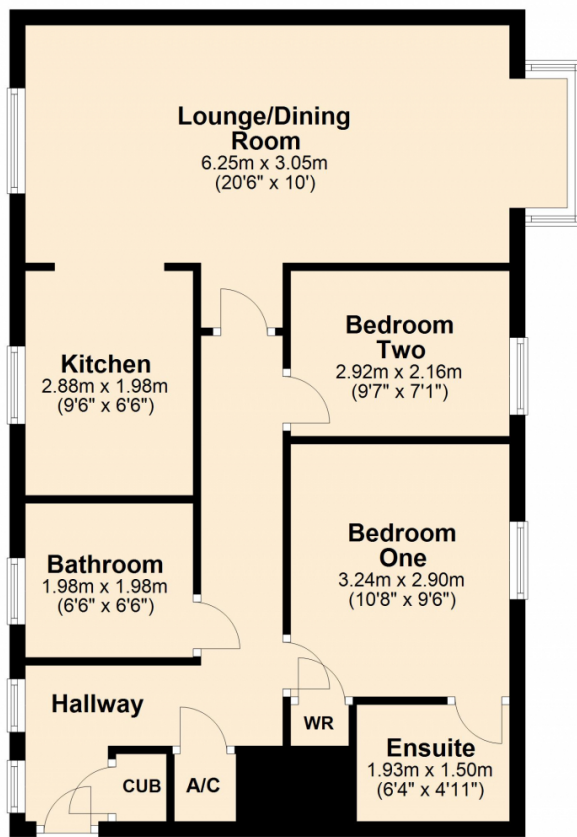
**En-Suite Shower Room** 6' 4" x 4' 11" (1.93m x 1.50m)

**Bedroom Two** 9' 7" x 7' 1" (2.92m x 2.16m)

**Bathroom** 6' 6" x 6' 6" (1.98m x 1.98m)

## Apartment

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Walton Cardiff, GL20

