

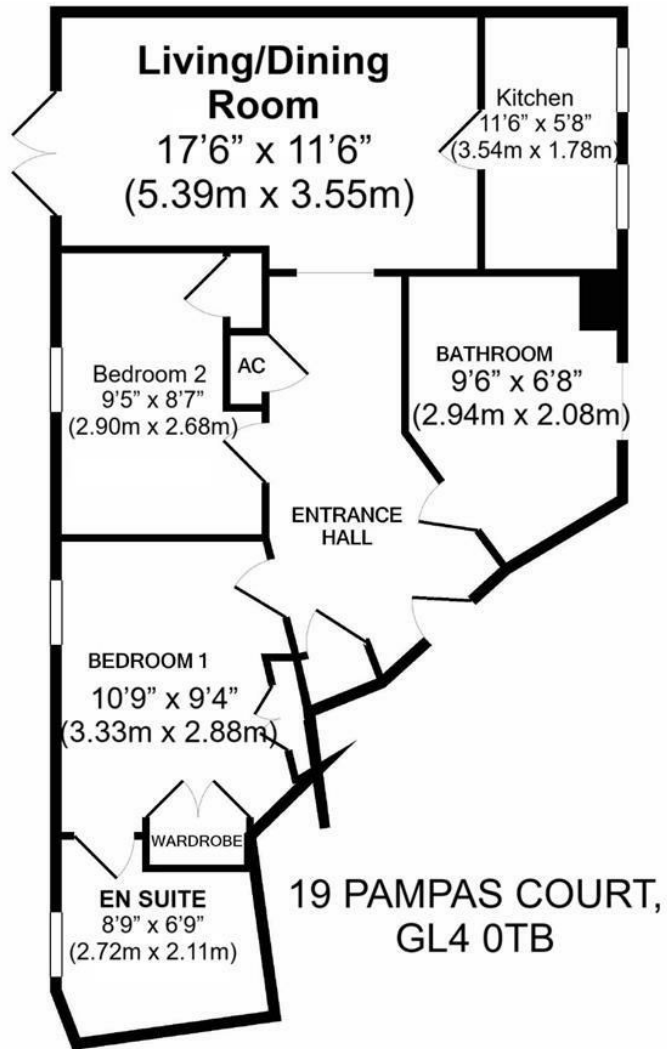


**19 PAMPAS COURT, TUFFLEY, GLOUCESTER, GL4 0TB**

**PRICE £150,000**

**LEASEHOLD GLOUCESTER CITY COUNCIL B**

Total Floor Area c.682 sq ft (63.43 sq mt)



Floorplan for Guidance Only  
Not to Scale





A highly recommended and well presented first floor, two double bedroom apartment with a garage situated on the popular Copeland Park development in Tuffley.

Accommodation comprises of an entrance hall, large living/dining room, modern fitted kitchen with integrated appliances, two double bedrooms (both with fitted wardrobes), ensuite to the main bedroom and a bathroom.

The property benefits from UPVC double glazing throughout, gas central heating and GARAGE.

999 year lease from 1st January 2003 - 997 years remaining

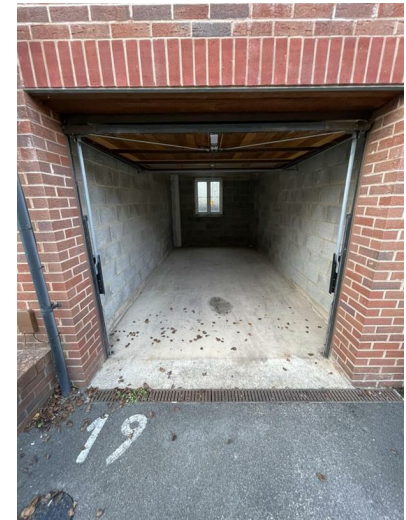
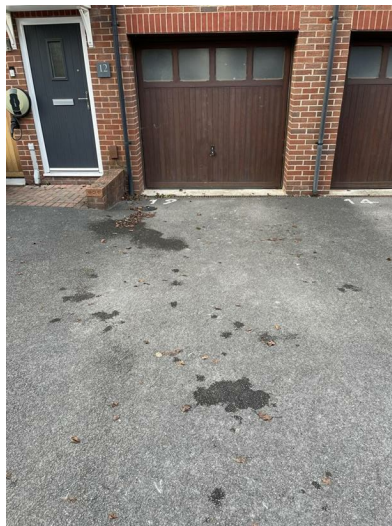
Annual Maintenance Charge £1455 - Management Company First Port.

Ground Rent : £201 - Freehold Pier Management

NO CHAIN







**Tenure**

Leasehold

Lease Start Date **BETA**

09 Jan 2008

Lease Term **BETA**

999 years from 1 January 2003

Lease End Date **BETA**

01 Jan 2002

Lease Term Remaining **BETA**

977 years

**Local Authority**

Gloucestershire

**Council Tax**

Band: B  
Annual Price: £1,747

**Conservation Area** ⓘ

No

**Flood Risk**

Very low

**Floor Area**

731 ft<sup>2</sup> / 68 m<sup>2</sup>

**Plot Size**

0.04 Acres

**Mobile Coverage**

EE ●  
Vodafone ●  
Three ●  
O2 ●

**Broadband**

Basic 2 Mbps  
Superfast 78 Mbps  
Ultrafast 1000 Mbps

**Satellite / Fibre TV Availability**

BT ✓  
Sky ✓  
Virgin ✓

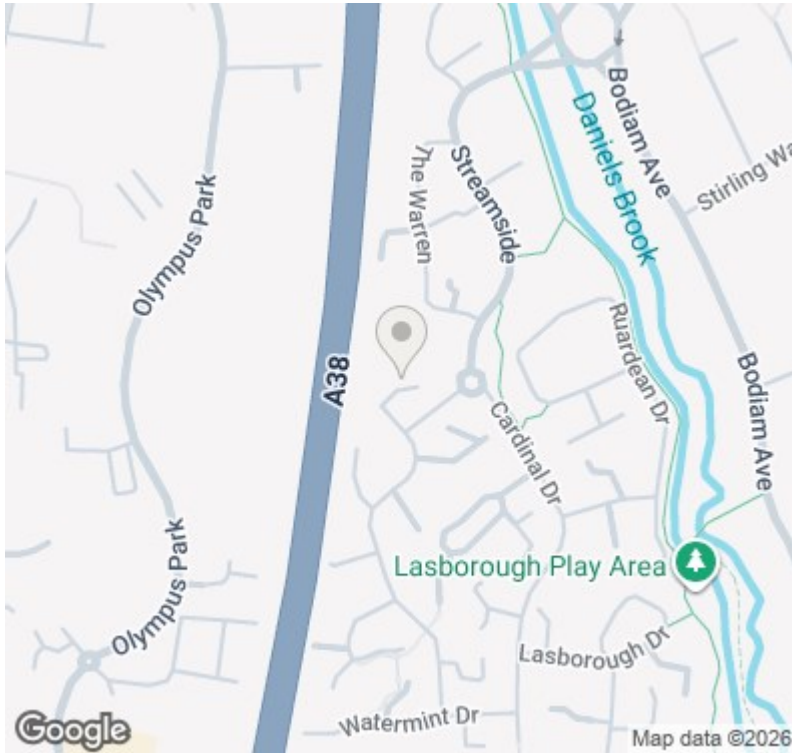


All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Gloucester City Council COUNCIL  
 TAX BAND B

Leasehold