



- Very Well Presented First Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Fully Integrated Kitchen
- Bay Fronted Bedroom One
- Conveniently Located

### **The Property**

A very well-presented two double bedroom first-floor apartment, offered to the market by TG Sales and Lettings. Ideally located in the heart of Coopers Edge, the property is within easy walking distance of local amenities and just moments from nearby bus stops, making it a convenient and well-connected home.

The apartment is accessed via a long and welcoming hallway, with all rooms leading off. The hallway also benefits from two generous storage cupboards and a window overlooking the allocated parking area to the rear.

The spacious lounge/diner with open-plan kitchen provides an excellent space for both relaxing and entertaining, offering a warm and inviting atmosphere.

The kitchen is fully fitted with a range of integrated appliances, creating a practical and modern cooking area. Both bedrooms are well proportioned and enjoy a light and airy feel.

Bedroom two benefits from dual windows, while the main bedroom features a full bay window to the front aspect, enhancing the sense of space and natural light.

The bathroom is well maintained and fitted with a modern white suite, complemented by contemporary panelling around the bath and shower.

Externally, the property benefits from an allocated parking space to the rear, along with ample visitor parking.

This well-presented apartment offers a fantastic opportunity for a range of buyers, and early viewing is highly recommended.

Lease Information: Approximately 138 years remaining. Car park charge: £87.50 twice yearly. Service charge: £827 twice yearly.



### **Situation**

The location of this home serves as a true gateway to convenience. Residents will enjoy easy access to local amenities including Tesco Superstore, David Lloyd Gym, and several well-regarded schools, along with efficient bus routes to Gloucester and Cheltenham. The nearby M5 motorway provides excellent transport links, ensuring smooth commutes to Tewkesbury, Bristol, Birmingham, and the beautiful Cotswolds, making this an ideal base for both work and leisure.

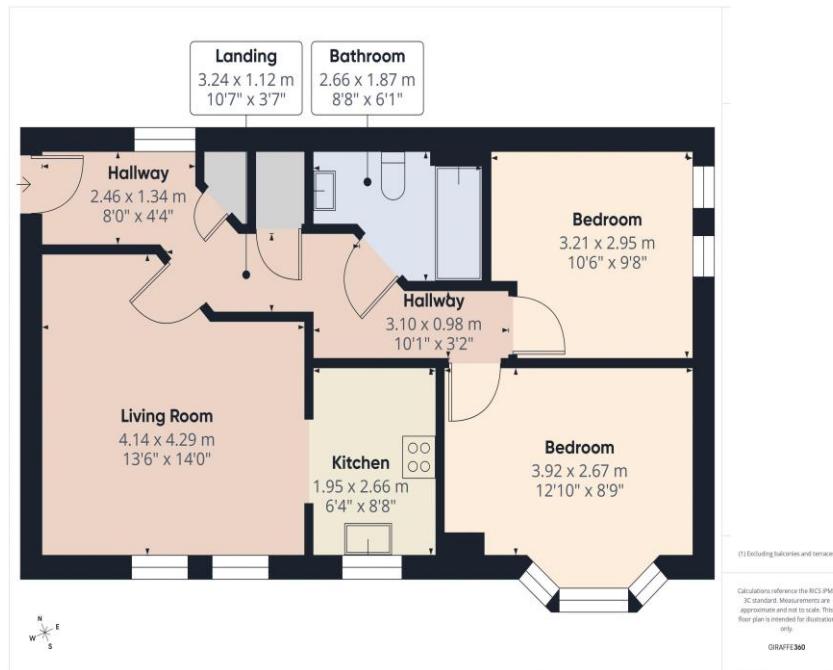
**Tenure Leasehold**

**Local Authority** Gloucester

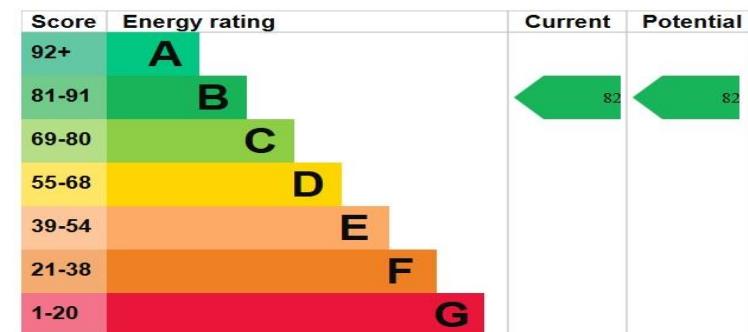
**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band A**





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