

WILKINSON

SALES • LETTINGS • MANAGEMENT

£130,000

Watledge House, Barton Road, Tewkesbury, GL20



1

Bedroom



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- NO ONWARD CHAIN
- Second Floor Flat
- Lounge
- Kitchen With Integrated Appliances
- One Bedroom
- Shower Room
- Allocated Parking Space
- UPVC Double Glazing
- Electric Heating

Situated in the heart of the town centre, this well-presented second-floor apartment is offered for sale with **NO ONWARD CHAIN**, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation comprises an open-plan lounge and kitchen, creating a bright and sociable living space. The modern fitted kitchen benefits from a built-in electric oven and hob, together with integrated appliances including a fridge freezer, dishwasher, and washing machine.

The property also features a comfortable double bedroom with a free standing wardrobe and a contemporary shower room. Further benefits include UPVC double glazing, electric heating, and the added advantage of an allocated off-road parking space.

Conveniently located within easy walking distance of the town centre's shops, cafés, and local amenities, this property offers low-maintenance living in a highly sought-after location.

Remaining Lease Length 991 years. There are no service charges, any maintenance costs are dealt with on an adhoc basis between the leaseholders (there is a total of 3 properties within the block). Ground Rent is Peppercorn.

EPC Rating C. Council Tax Band A.

Lounge 12' 1" x 10' 11" (3.68m x 3.33m)

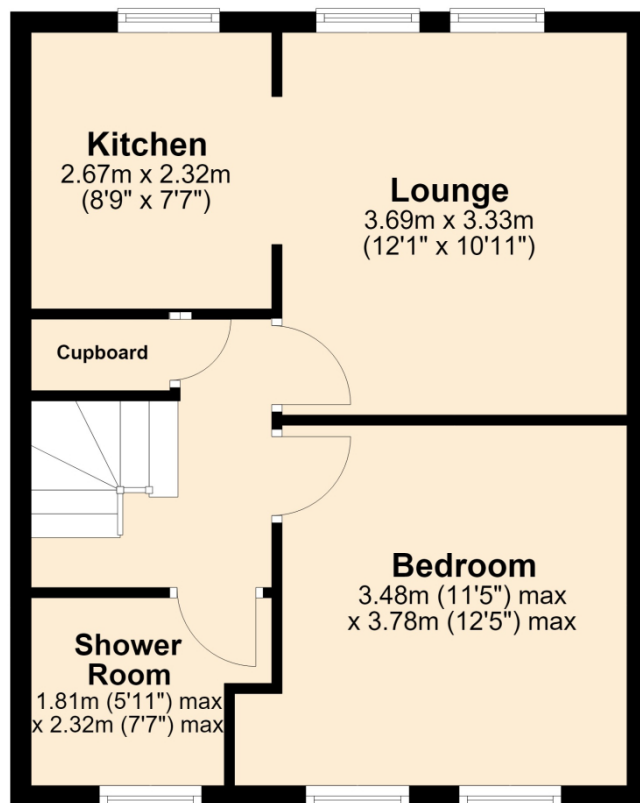
Kitchen 8' 9" x 7' 7" (2.67m x 2.31m)

Bedroom 12' 5" x 10' 11" (3.78m x 3.33m)
maximum measurements

Shower Room 7' 7" x 5' 11" (2.31m x 1.80m)
maximum measurements

Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 41.8 sq. metres (450.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	71
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Watledge House, Barton Road, GL20

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	57
England, Scotland & Wales		EU Directive 2002/91/EC

