



## 1a Hazel Way

Brockworth, Gloucester, GL3 4GL

**Offers in excess of £140,000**



Murdock & Wasley Estate Agents are delighted to offer for sale this stunning one-bedroom ground floor apartment, located within the popular Coopers Edge development, providing excellent access to the M5 motorway.

Offered to the market chain free, the property is ideal for first-time buyers or investors, with a potential rental income of approximately £750 PCM. Internally, the apartment offers light and spacious accommodation throughout, benefiting from gas central heating and a modern fitted kitchen with integrated appliances.

Externally, the property further benefits from allocated parking along with visitor parking bays. Early viewing is highly recommended.



### Secure Communal Entrance

Accessed via doors from both the front & rear, stairs to all floors.

### Entrance Hallway

Approached via front door, telephone entry intercom, power points, radiator, central heating thermostat. Doors leading to all rooms.

### Open Plan Kitchen/Diner/Living Area

Double glazed sash windows to the front and one to the side, television point, radiator, and power points. The kitchen area is fitted with eye and base level units with roll-edge worktops, sink/drain, electric oven with gas hob and extractor hood, built-in fridge/freezer, dishwasher, and washer/dryer, with a cupboard housing the boiler. The accommodation is mainly laid to carpet, with laminate flooring in the kitchen area.

### Bedroom

Double glazed sash window to side, power points, radiator, television point.

### Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

### Outside

To the rear then is an allocated parking space with further visitor parking.

### Tenure & Charges

Leasehold- 142 years remaining.  
Management Company- HML Property LTD  
Annual Service Charge- £1156.00  
Annual Ground Rent- £155.00

### Local Authority

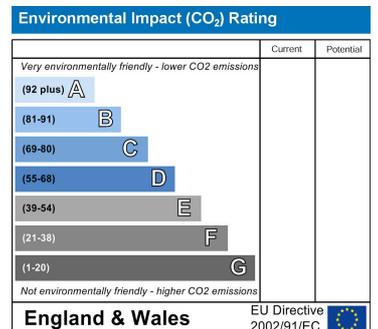
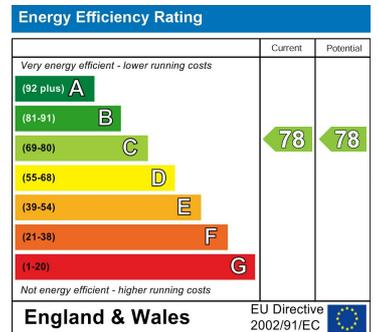
Tewkesbury Borough Council- Band A

### Services

Mains water, electricity, gas & drainage.

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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