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SALES & LETTINGS

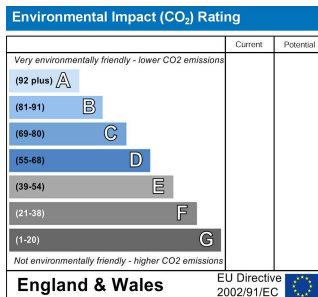
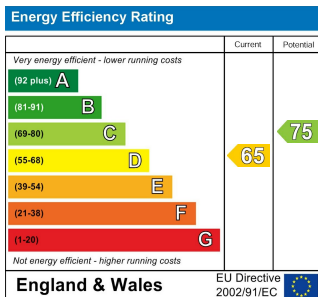


39 Coventry Close, Tewkesbury, GL20 5HR
Asking Price £80,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



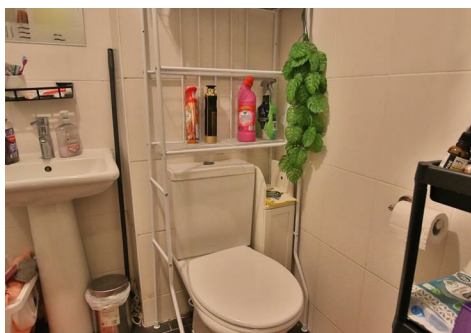
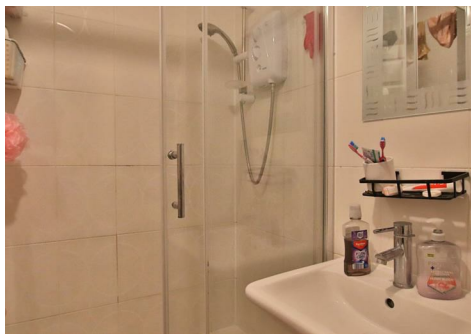
Situation

Priors Park is a long-established residential area of Tewkesbury with its own small convenience store and day nursery. The town centre with its wide range of shops and amenities can be easily accessed either on foot, cycle path or by a regular bus service.

The historic market town of Tewkesbury is centrally located between Cheltenham, Evesham and Worcester close to the M5. It has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Ground Floor Apartment
 One Bedroom
 Fitted Wardrobe
 Kitchen
 Lounge to the Front
 Electric Heating
 Double Glazing
 Allocated Parking and Communal Gardens
 Council Tax Band A
 Service Charge & Ground Rent - £105 pcm



Description

This ground floor one-bedroom flat in Coventry Close presents an excellent opportunity for investors, as it is being sold with a tenant in situ. The property is conveniently located near Tewkesbury Town Centre, providing easy access to local amenities and transport links.

Upon entering, you are welcomed by an entrance hall that features a practical storage cupboard. There is an open plan fitted kitchen and a lounge with a window overlooking the front aspect.

The double bedroom is a comfortable size, complete with a fitted wardrobe that maximises storage space. The shower room has been recently updated with a new cubicle.

Additional benefits of this property include electric heating and double glazing. Outside, residents can enjoy the communal gardens.

This well-appointed flat is an excellent choice for those looking to invest in a property with a reliable tenant already in place, making it a hassle-free addition to your portfolio.

Service Charge & Ground Rent - £105 pcm

FIRST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, walls, rooms and any other thing are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appearance shown here are based on what is known as in their availability or efficiency can be given.
Hedge and Morgan Ltd.

Living room/ Kitchen

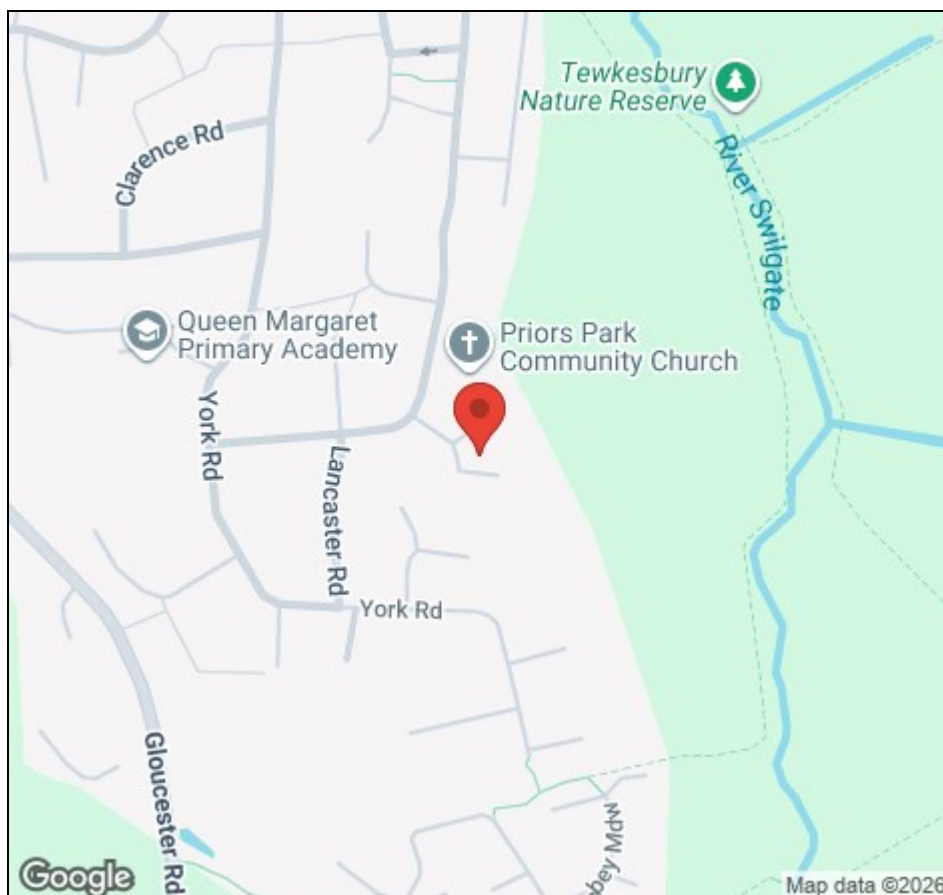
15'6 x 12'3 max (4.72m x 3.73m max)

Bedroom

7' x 9'6 (2.13m x 2.90m)

Bathroom

9'1 x 5'9 (2.77m x 1.75m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.