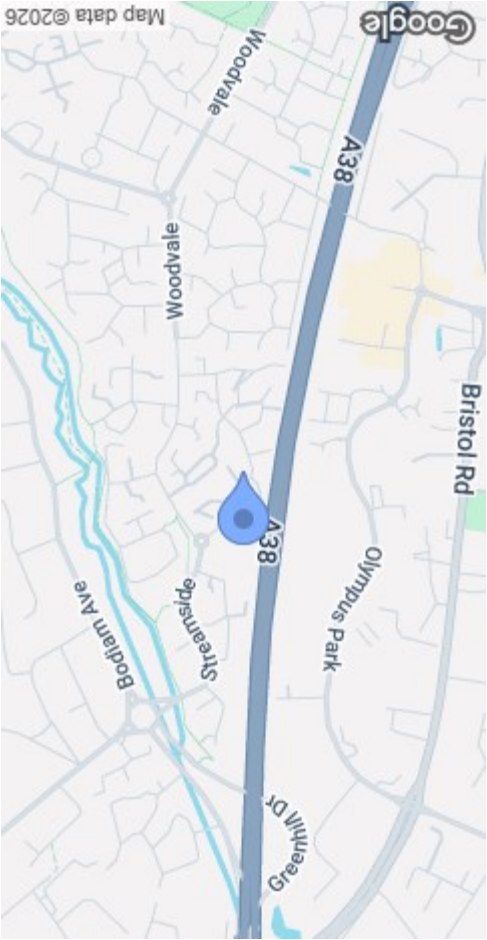


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fixed Asking Price £140,000

Chain free two bedroom top floor apartment that has a fitted kitchen with built in appliance, gas fired central heating, upvc double glazed windows, a white bathroom suite, an allocated off road parking space and communal gardens.

Accommodation comprises hallway, lounge/diner, fitted kitchen, bedroom one with fitted wardrobes, bedroom two and the bathroom.

Outside you have communal gardens and allocated off road parking.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist). There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Front door leads into:

ENTRANCE HALLWAY

Single radiator, intercom system, airing cupboard with a hot water cylinder, built in storage cupboard.

LOUNGE

16'2 x 12'2 max (4.93m x 3.71m max)

Two double radiators, tv point, telephone point, two upvc double glazed windows to front elevation and one to side elevation overlooking the surrounding area and hillsides beyond, opening through to:

KITCHEN

9'6 x 8'2 (2.90m x 2.49m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel one and a half bowl sink unit with a mixer tap, built in electric double oven, four burner gas hob and extractor hood, built in dishwasher, washer/dryer and fridge/freezer, tiled floor, downlighters, upvc double glazed window to rear elevation.

BEDROOM 1

13'8 x 11'1 max (4.17m x 3.38m max)

Built in wardrobes, telephone point, tv point, access to loft space, two upvc double glazed windows to front elevation.

BEDROOM 2

10'2 x 6'8 (3.10m x 2.03m)

Built in double wardrobe, single radiator, upvc double glazed window to rear elevation.

BATHROOM

11'5 x 6'7 (3.48m x 2.01m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, heated towel rail, partially tiled walls, downlighters, extractor fan, shaver point, upvc double glazed window to rear elevation.

OUTSIDE

There are communal gardens and an allocated off road parking.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

On A Meter.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Leasehold.

LEASE

999 Years From 1st January 2003.

MAINTENANCE CHARGES

£1,342.00 Per Annum.

GROUND RENT

£200.00 Per Annum.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our office proceed down and turn left onto Grange Road and at the roundabout take the first exit off onto Tuffley Lane. Follow this road along and at the next roundabout proceed straight across into Streamside then at the next roundabout turn right onto Watermint Drive where the property can be located after a short distance on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.