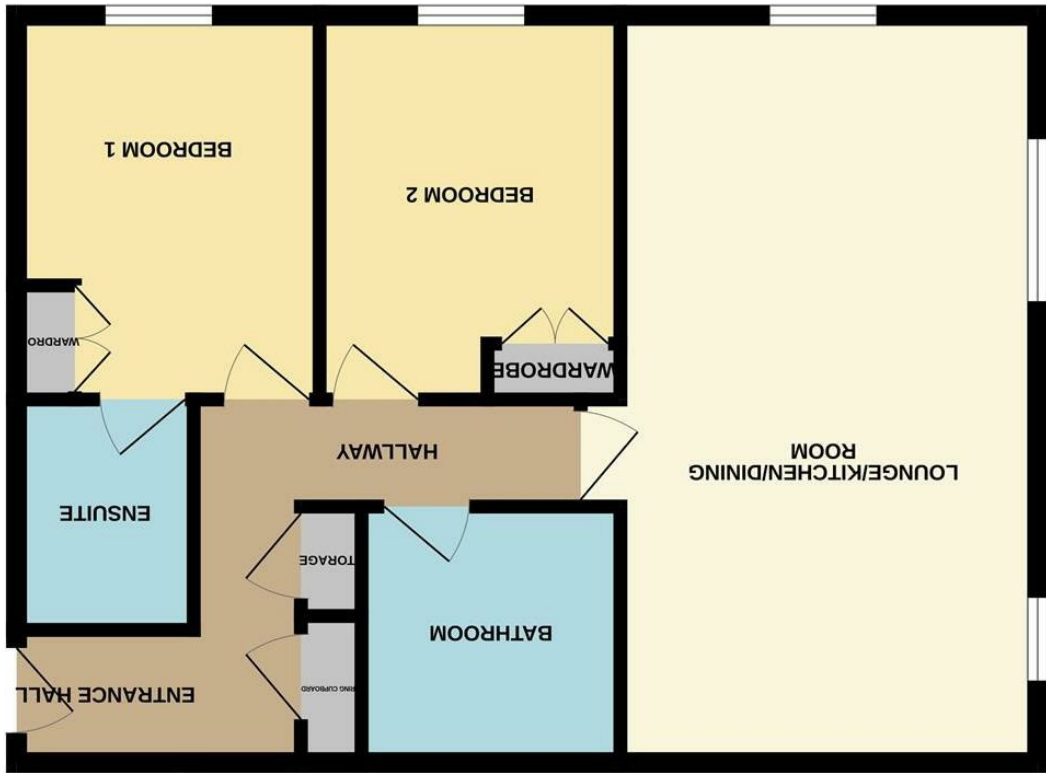


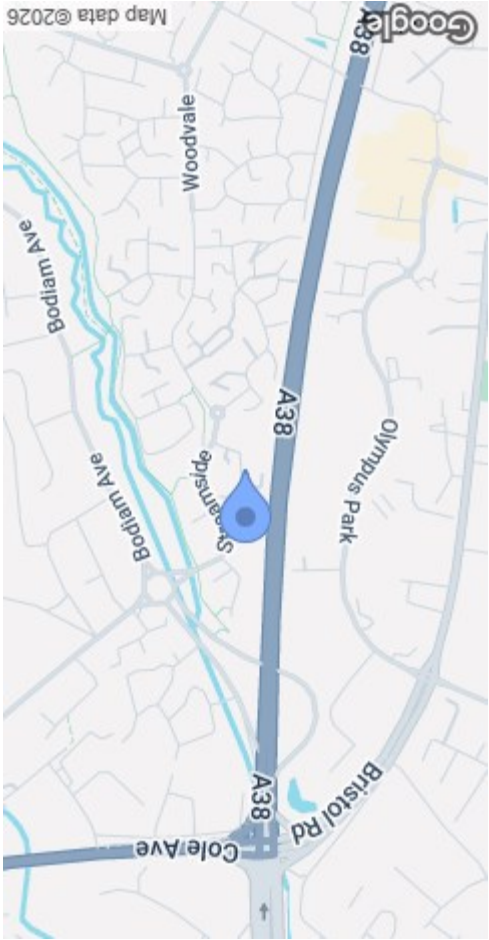


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors 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 is made to their operability or efficiency can be given.



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
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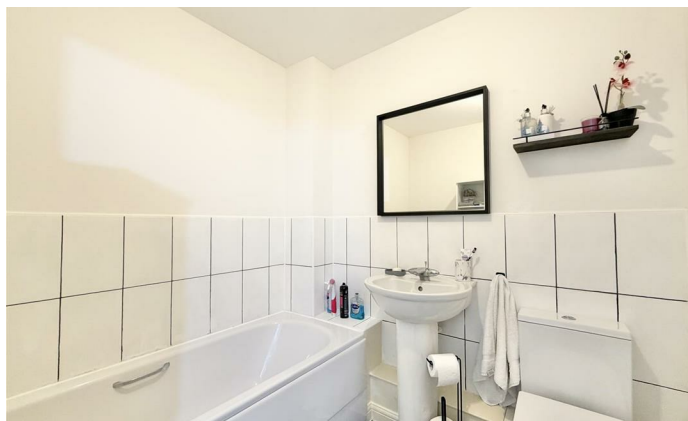
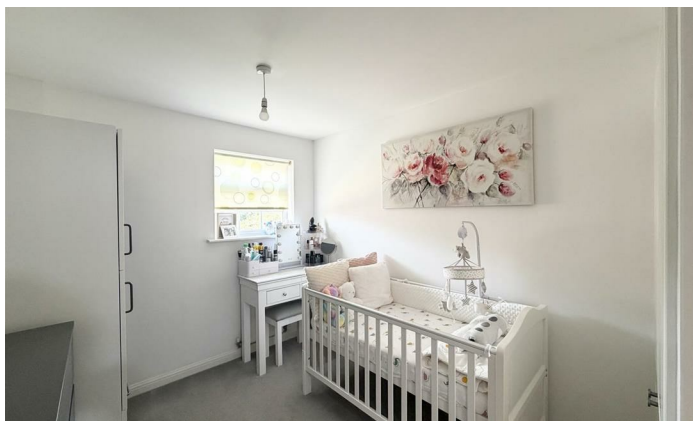
£160,000

A well presented two double bedroom first floor leasehold apartment having allocated off road parking for one vehicle and master bedroom with an en-suite shower room located in a popular residential area.

The accommodation briefly comprises entrance hallway, open plan kitchen/dining/living room, bedroom one with an en-suite shower room, bedroom two and bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating and a communal garden.

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.



Communal door leads into:

COMMUNAL ENTRANCE HALLWAY

Stairs to the first floor. Wooden front door leads into:

ENTRANCE HALLWAY

Various doors leading off, storage cupboard housing the immersion heater, a further storage cupboard with shelving, intercom system, radiator, power point.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

21'10" x 11'3" (6.67m x 3.43m)

Wood effect kitchen comprising base, drawer and wall mounted units, roll edge worksurface, stainless steel single drainer one and a half bowl sink unit with a mixer tap, integrated washing machine, built in electric oven, four ring gas hob with extractor over, space for freestanding fridge/freezer, radiator, power points, Hive heating system, downlighters, two upvc double glazed Georgian style windows to rear elevation, upvc double glazed Georgian style window to side elevation.

BEDROOM 1

12'5" x 8'9" max (3.78m x 2.67m max)

Built in wardrobe with shelving, radiator, power points, upvc double glazed Georgian style window to side elevation, through to:

EN-SUITE SHOWER ROOM

White suite comprising low level w.c., pedestal wash hand basin with a mixer tap, single shower unit with tiled surround, shaver point, downlighters, partly tiled walls, extractor fan.

BEDROOM 2

11'8" x 8'2" (3.56m x 2.50m)

Built in wardrobe with shelving, radiator, power points, upvc double glazed Georgian style window to side elevation.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin with a mixer tap, bath with tiled surround.

OUTSIDE

To the rear there is a communal garden mainly laid to lawn. There is also one allocated parking space to the rear of the property.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Leasehold.

LEASE

999 Years from 17/12/09.

MAINTENANCE CHARGES

£1,723.00 Per Annum.

GROUND RENT

£230.00 Per Annum.

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.

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 in Windsor Drive turn left into Chatsworth Avenue and at the end of here turn right into Bodiam Avenue. Proceed along here and at the roundabout turn left into Streamside then take the second right into The Warren where the property can be found straight in front of you.

PROPERTY SURVEYS

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

