TOLSEY GARDENS

ESTATE AGENTS
OF
GLOUCESTERSHIRE

FLAT 5 TOLSEY GARDENS
TUFFLEY, GL4 0AT

Offers in excess of £140,000

- Extended lease to 2198, with zero ground rent for its lifetime
- Spacious two-bedroom second-floor apartment
- Master bedroom with fitted wardrobe and en-suite shower room
- Allocated parking space to the rear
- Estimated rental income of approximately £995 PCM
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Bright open-plan sitting/dining room with fitted kitchen
- Generous second double bedroom with fitted wardrobe and bathroom
- Secure bicycle storage and communal bin store
- Convenient for Gloucester, Gloucester Quays and Junction 12 of the M5

Description

A bright and well-proportioned two-bedroom second-floor apartment, forming part of a modern purpose-built development in the popular Tuffley area and offered to the market with no onward chain.

A particular feature of the property is its recently extended lease, now running until 2198, together with zero ground rent payable for the lifetime of the lease. For buyers looking for straightforward long-term ownership, this gives the apartment an especially appealing leasehold position and removes the ongoing cost of ground rent.

The apartment is approached through a secure communal entrance with intercom access, with stairs rising to the second floor. Once inside, the entrance hall provides access to all rooms and includes useful built-in storage.

The main living space is wonderfully light and open, with room for both comfortable seating and dining furniture. Windows to the front enjoy an attractive outlook across the neighbouring green, while the fitted kitchen sits naturally alongside the living area and includes a built-in oven, gas hob and extractor, with space for further appliances.

The master bedroom is a generous double room with a fitted wardrobe and its own en-suite shower room, while bedroom two is also a comfortable double with built-in storage. A separate modern bathroom completes the accommodation.

Outside, the apartment benefits from an allocated parking space to the rear, together with secure bicycle storage and a communal bin store.

Ideally placed for local amenities, Gloucester city centre and Gloucester Quays, the property also offers convenient access to Junction 12 of the M5, making it a practical choice for first-time buyers, investors or those looking for an easy lock-up-and-leave home.

AGENTS NOTE: The apartment is leasehold, with 173 years remaining on the lease to 2198. The annual service charge is £1,435.60, and there is NO ground rent payable for the lifetime of the lease.

The photographs were taken in 2025 during a previous tenancy. The property is currently occupied by a different tenant, who will vacate before completion.

Location & Amenities

Tuffley is a suburb of Gloucester and is conveniently located to all local amenities. Tuffley is located close by to Robinswood Hill, a country park with 250 acres of walks and nature trails, as well as Painswick Beacon which is one of the highest points in the Cotswolds with fantastic far reaching views. Tuffley is perfectly located for Tuffley Primary School, St Peters High School and The Cyrpt Grammar School.

Further facilities include a convenience store, pharmacy and two local pubs. The nearest supermarket is approximately 5 minutes by car. The City of Gloucester and Gloucester Quays are a short distance away by car or bus. Tuffley offers easy access to the M5 North & South. Stroud is also approximately 15 minutes away by car and is easily accessed via the Stroud road. Tuffley benefits from being a short drive to both Gloucester and Stonehouse train station.

Useful Information

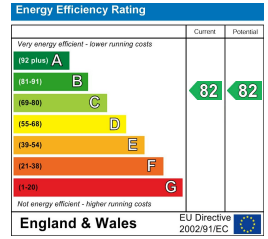
Tenure: Leasehold.
Viewing arrangements: Strictly by appointment through AJ Estate Agents.
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: GCC. Council Tax Band B and EPC rating B

Directions

The property is located on the south side of Gloucester from Junction 12 of the M5 continue onto the B4008 to the island & take the 2nd exit onto A38. Follow this road passing ASDA on the right hand side & continue over the traffic lights to the next set of lights. Turn right onto Cole Avenue, follow to a further set of traffic lights & turn right at the lights onto Epney Road. Follow this road to a mini roundabout & take the 3rd exit on to Tuffley Lane. Follow the road passing the park of left hand side & on the right hand side is Tolsey Gardens, follow the road down to the end & the block of flats is on the left hand side as denoted by our for sale sign. ///decreased.breath.hired

Approximate Gross Internal Area 590 sq ft - 55 sq m

Second Floor



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk

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