



**R B WALTERS**  
ESTATE AGENTS



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*Hendingham Close, Tuffley, Gloucester,  
Gloucestershire, GL4 0XS.*

*£140,000*

Ground floor maisonette which has had all new carpets and been freshly decorated being sold with the benefit of no onward chain.

Located at the end of a small residential close which is conveniently located close to local schools and everyday amenities and within easy access of the city centre, train station, hospital and M5 motorway this spacious two-bedroom maisonette would make an ideal first time buy or investment purchase.

With low running costs, the property has a good size lounge, kitchen, two generous double bedrooms and bathroom and off-road parking as well as communal gardens.

### Lease Information

The original lease commenced in 1972 and was re-issued from 1st May 2000 for a period of 500 years. There is no ground rent and the annual maintenance charge for the current year is £850 per annum. The maintenance charge covers general upkeep of the building and ground maintenance.

### Services

Mains Electric, Mains Water, Mains Drainage, Broadband Available.

### Entrance Hall

### Living Room

14' 9" x 10' 9" (4.49m x 3.27m)

### Kitchen

10' 11" x 7' 1" (3.32m x 2.16m)

### Bedroom

11' 5" x 10' 9" (3.48m x 3.27m)

### Bedroom

12' 5" x 8' 4" (3.78m x 2.54m)

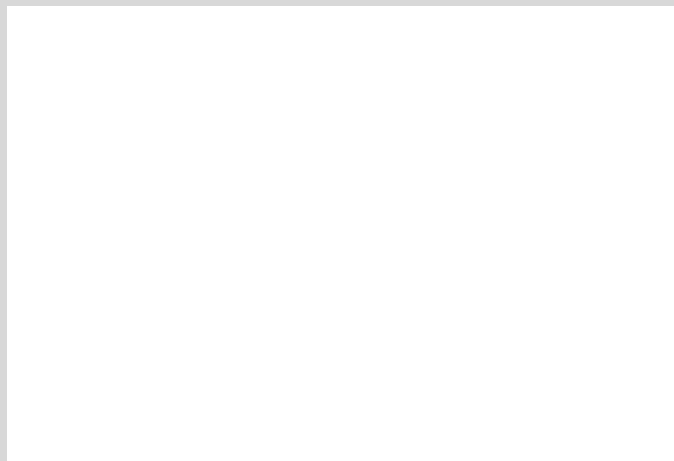
### Bathroom

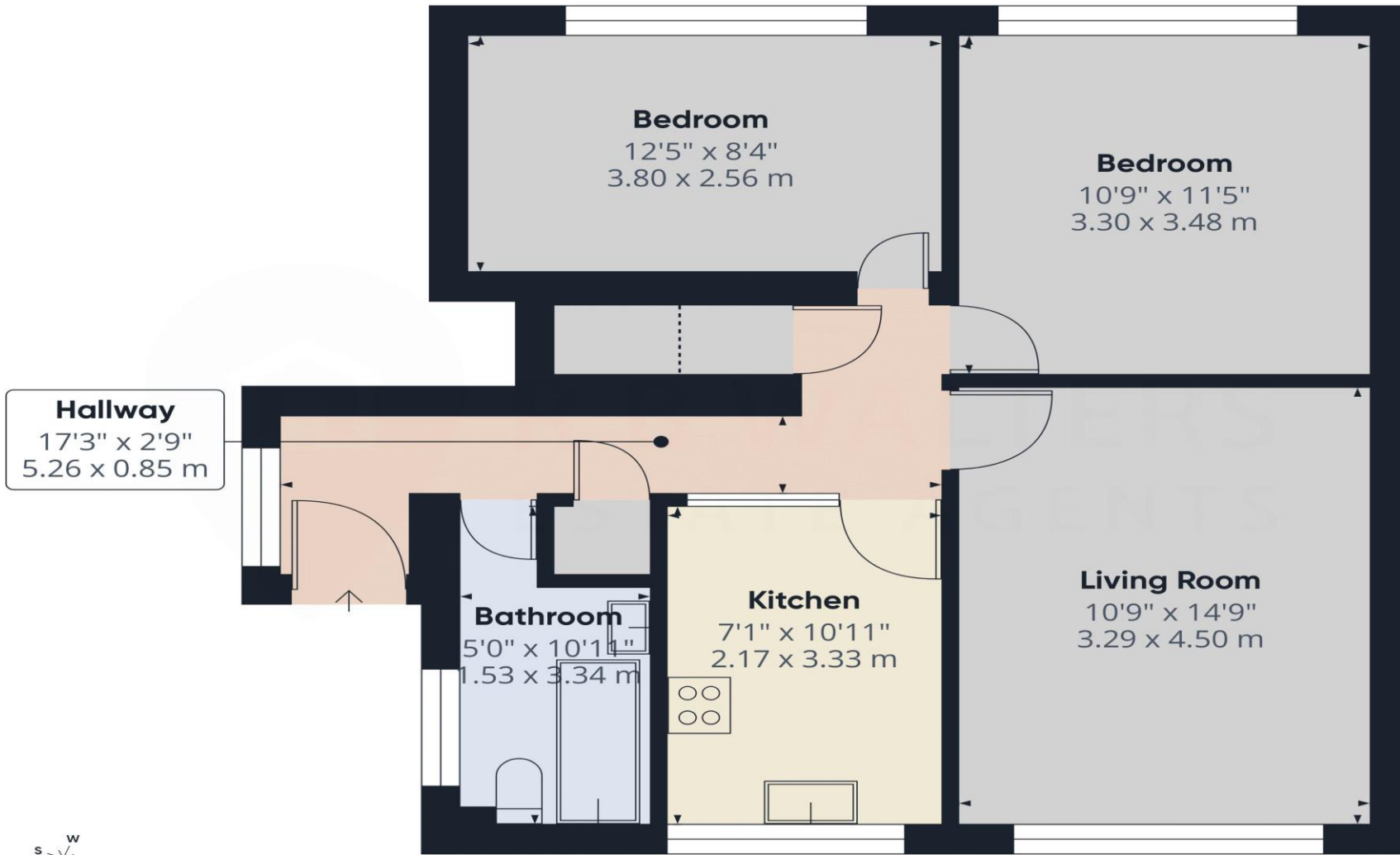
10' 11" x 5' 0" (3.32m x 1.52m)

### Outside

### Driveway Parking







**Approximate total area<sup>(1)</sup>**

612 ft<sup>2</sup>  
56.9 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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