10 Tanners Close, Brockworth GL3 4QN

£182,000

naylor powell

10 Tanners Close, Brockworth GL3 4QN

• First floor flat • Two double bedrooms • Garage and parking • Communal gardens • Kitchen/Dining room • Double glazing and gas central heating throughout • Potential rental income of £995 PCM • Leasehold - 952 years remaining • Tewkesbury Borough Council Tax Band A - £1,500.09 per annum (2025/26) • EPC rating C78

£182,000

Communal entrance hall
Secure access. Stairs to first floor.

Entrance hall
Doors to all rooms. Two storage cupboards.

Kitchen/Dining Room
Double-glazed window to rear aspect. Range of matching wall and base units with worktop over. Stainless steel sink unit with mixer tap. Gas hob with integrated cooker below. Space for a freestanding fridge-freezer. Plumbing for washing machine. Wall-mounted gas boiler.

Living Room
Double-glazed window to the front aspect, storage cupboard, radiator.

Bedroom One
Double-glazed window to the front aspect. Fitted wardrobes, radiator.

Bedroom Two
Double-glazed window to rear aspect, radiator.

Bathroom
Double-glazed window to the side aspect. White bathroom suite consisting of a low-level WC, washhand basin, and paneled bath with shower over. Airing cupboard. Tiled flooring. radiator.

Outside
Well-maintained communal garden areas. Enclosed by timber fencing. Mostly laid to lawn. Access via gate. Tarmac area with on bloc garages and parking area.

Garage
9'1" x 18'0" (2.78 x 5.49)
Up and over door to front elevation. Parking spaces in front.

Location
Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

Material Information
Tenure: Leasehold. 999 years from 10/09/1978, Lease remaining 952 years. Management company - Tanners Close Flats 1990 Ltd. Managed by the residents of the building. Service Charge £1200 per annum. Buildings insurance included in service charge. No ground rent.
Council Tax Band: Tax Band A
Local Authority and Rates: Tewkesbury Borough Council £1,500.09 (2025/2026)
Electricity supply: Mains
Water supply: Mains
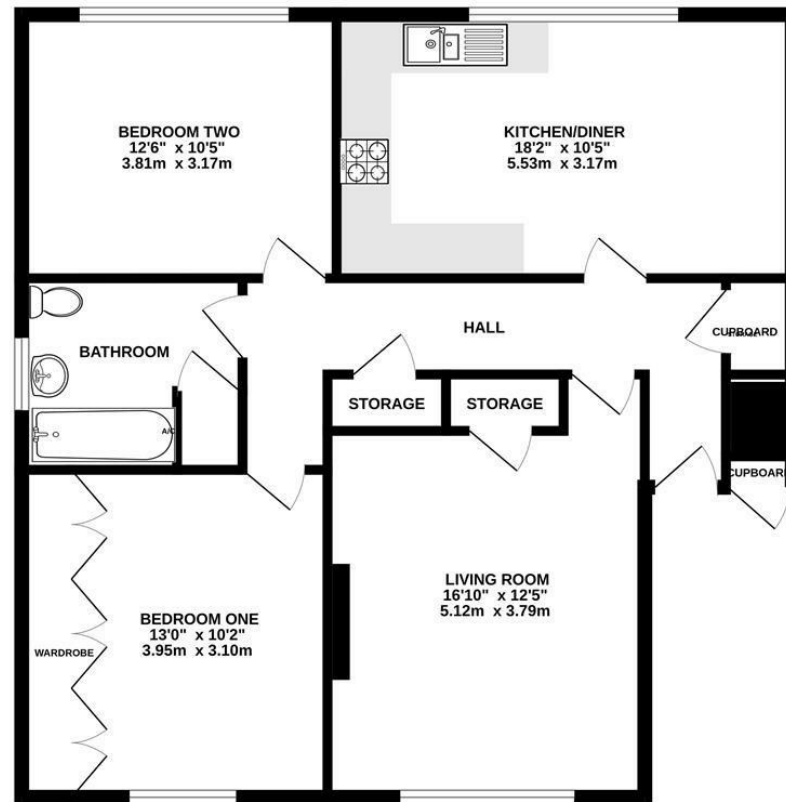Sewerage: Mains
Heating: Mains
Broadband speed: Standard 7 Mbps, Ultrafast 1000 Mbps. Fiber Optic from Gigaclear
Mobile phone coverage: EE (Likely) O2 (Likely) Vodafone (Likely) and Three (Likely)

FIRST FLOOR
863 sq.ft. (80.2 sq.m.) approx.

BEDROOM TWO
12'6" x 10'5"
3.81m x 3.17m

KITCHEN/DINER
18'2" x 10'5"
5.53m x 3.17m

HALL

CUPBOARD

BATHROOM

STORAGE

STORAGE

CUPBOAR

LIVING ROOM
16'10" x 12'5"
5.12m x 3.79m

BEDROOM ONE
13'0" x 10'2"
3.95m x 3.10m

WARDROBE

TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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