



Watermint Drive, Tuffley GL4 0SY

£160,000

np
naylor powell

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• No onward chain • Two double bedroom ground floor apartment • Spacious living accommodation • Single garage & allocated parking space • Potential rental income of £775 pcm • EPC rating C71 • Gloucester City Council - Tax band B (£1,515.45 per annum)

£160,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious entrance hallway, with two built-in storage cupboards, provides access to both bedrooms, family bathroom and lounge.

Lounge

Generous in size, the living area provides ample space for lounge and dining areas aswell as providing access to the kitchen. Window overlooks the rear aspect.

Kitchen

The kitchen boasts ample worktop and storage space along with integrated appliances to include four ring gas hob, electric oven, fridge, freezer, dishwasher and automatic washing machine. Window overlooks the front aspect.

Bedroom One

Double bedroom with built-in wardrobe and window facing to the rear aspect. Access is provided to the en-suite shower room.

En-Suite

White suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin and window with frosted glass facing to the rear aspect.

Bedroom Two

Double bedroom with built-in wardrobe and window facing to the rear aspect.

Family Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass facing to the front aspect.

Outside

Externally the property benefits from a single garage accessed via up and over door with an allocated parking space in-front.

Location

Watermint Drive is conveniently located in the popular area of Tuffley within the established Copeland Park development. Situated within close proximity to the M5 offering fantastic transport links to Cheltenham, Bristol and further surroundings areas. Local amenities are in abundance with various supermarkets, schools, doctors surgery and transport links to the city centre nearby.

Local Authority, Services & Tenure

Gloucester City Council - Tax band B (£1,515.45 per annum).

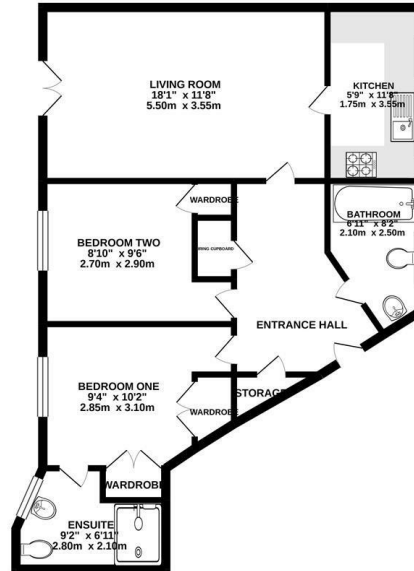
Mains water, drainage and electric are connected to the property.

Tenure - Leasehold with a lease length of 979 years remaining. Service charges and ground rent combined total £1,309.27 per annum with all charges payable to the managing agent Pier Management.

Information correct as of 4/4/23



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements do not include windows, doors and any other items, are approximate and the responsibility is placed on any owner, purchaser or tenant. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and valuer are not responsible for any errors or omissions as to their own ability or efficiency can be given. Made with Metaphor (2022).

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

