



**78, Coppice Gate,**

Cheltenham GL51 9QL

Guide price £125,000

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## 78, Coppice Gate,

### Cheltenham GL51 9QL

INVESTORS ONLY, 5.6% Yield: A second floor one bedroom apartment situated off Tewkesbury Road.

#### Situation

Coppice Gate is a residential development, off Tewkesbury Road, made up of a mixture of houses and purpose built apartments. The development is close to supermarkets, retail parks and has excellent access routes to the M5 and A38 to Gloucester or Tewkesbury.

#### Full Description:

A communal hallway and stairs lead up to the apartment, with two apartments on each floor. The entrance hall includes a door entry system and services the principal accommodation. The living room is 14'0 x 9'10 and provides access to the kitchen through an archway. The kitchen is a U-shape and benefits from a range of beech veneered units and appliances. The double bedroom enjoys an outlook to the front of the property and built-in wardrobes. The bathroom includes a three piece suite and a shower over the bath.

The property further benefits from double glazing, heating by electric night storage heaters and unallocated off-road parking.

To be sold with the tenants in-situ, currently paying £582 per calendar month.

#### Further Information:

Tenure: Leasehold

Lease duration: 147 years from 31 March 1993 (117 years remaining).

Service charge: £70 per calendar month.

Ground rent: N/A

Services: Mains electricity, water and drainage.

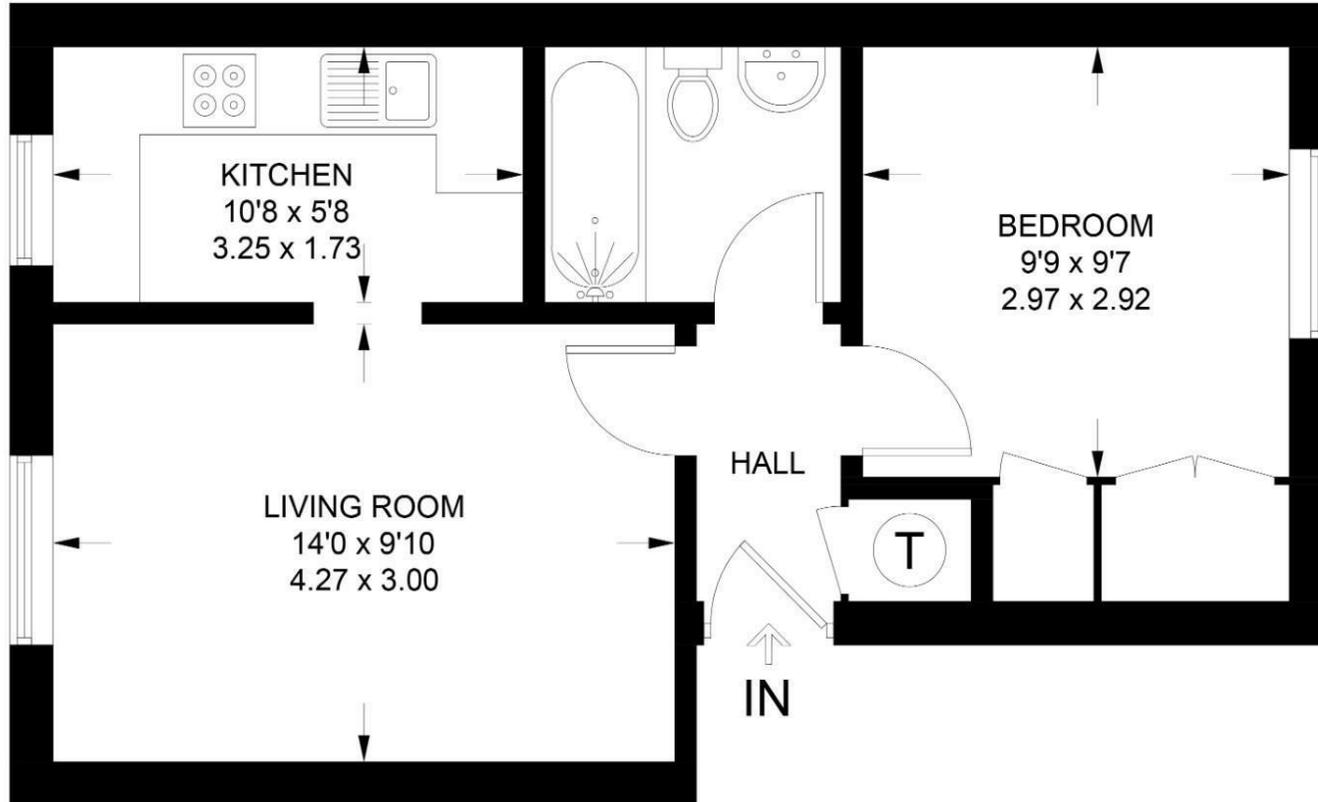
Council Tax Band: A

Local Authority: Tewkesbury Borough Council. Tel. 01684 272034



# Floor Plan

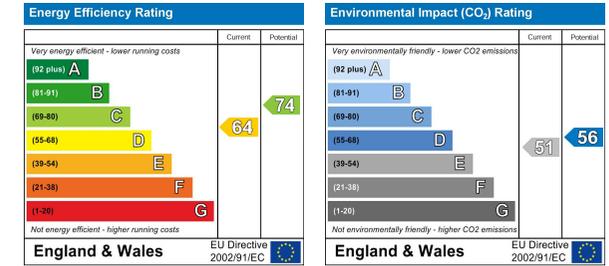
Approximate Gross Internal Area  
37.3 sq m / 401 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Cheltenham Home Inspection © 2022

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# Energy Efficiency Graph



# Area Map



# Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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