



16E Bowthorpe Drive

Brockworth, Gloucester, GL3 4FS

Offers in excess of £165,000



We are delighted to present this modern apartment, perfect for first-time buyers or as an investment opportunity. Located in the sought-after Coopers Edge development. The apartment itself offers generous living space through with the nice benefit of pleasant views of the countryside. The accommodation comprises of: Entrance hallway, open plan kitchen/lounge/diner, two double bedrooms & bathroom. Outside we have a GARAGE which also comes with the sale.



Entrance Hall

Approached via front door, access to loft via hatch, radiator, central heating thermostat, telephone intercom system, power points, storage cupboard, doors to all rooms.

Open Plan Living Area & Diner 15'1" x 11'5" (4.62 x 3.50)

Upvc double glazed windows to side, television point, radiator, power points, opening to:

Kitchen 9'7" x 6'3" (2.93 x 1.91)

Upvc double glazed window to side, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for further appliances, partly tiled walls, power points, wall mounted combination boiler.

Bedroom 1 15'6" x 8'11" (4.73 x 2.74)

Upvc double glazed window to side, radiator, power points.

Bedroom 2 13'3" x 8'6" (4.06 x 2.60)

Upvc double glazed window to side, radiator, power points.

Bathroom 7'0" x 6'2" (2.15 x 1.89)

Modern white suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls. radiator.

Garage

Up & over door (Located under a coach house)

Tenure & Charges

Leasehold- 113 years remaining.

Charges- Management Charges- £1187.28 per annum

Ground Rent- £180 per year.

Management Company- CMG

Local Authority

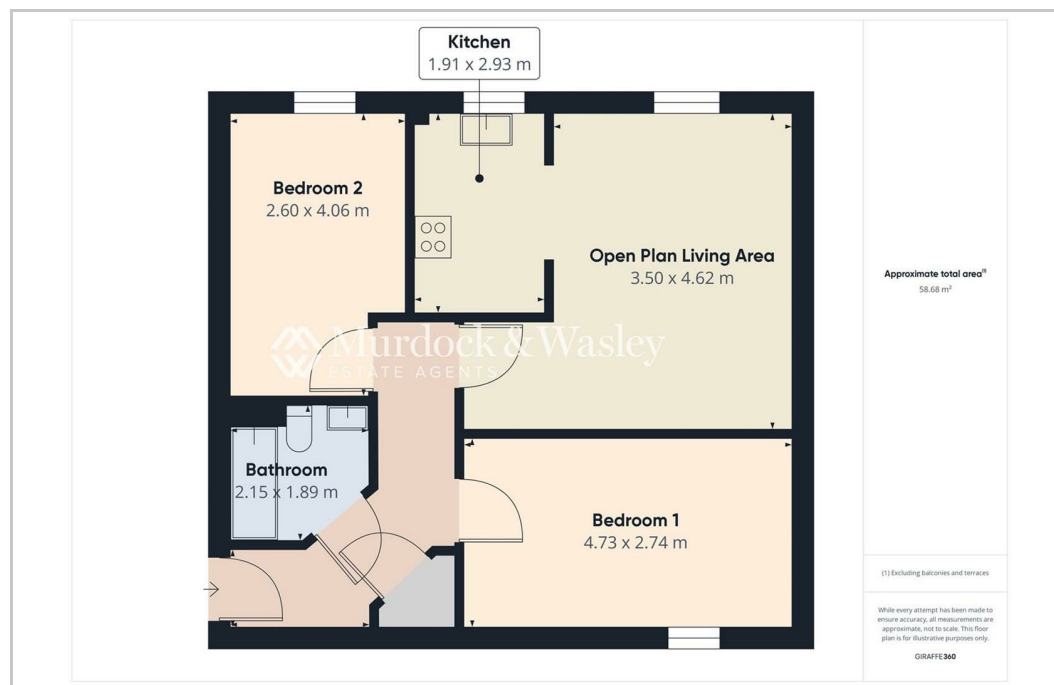
Tewkesbury Borough Council- Band A

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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