



## 25 Watermint Drive

Tuffley, Gloucester, GL4 0SZ

**Offers in excess of £150,000**



Exquisite Two-Bedroom Apartment with Parking!

MURDOCK & WASLEY ESTATE AGENTS proudly present this beautifully maintained two-bedroom, second-floor apartment nestled in the heart of Copeland Park, Tuffley. Step into a secure entrance foyer leading to a well-designed space featuring a hallway, an inviting open-plan Kitchen/Lounge/Diner, two bedrooms, and a tastefully appointed bathroom.

Outside, residents can enjoy meticulously kept communal green areas, and each resident benefits from an exclusive allocated parking space.

This property boasts the added allure of Upvc double glazing throughout, efficient gas central heating, and is offered with the convenience of NO ONWARD CHAIN. Don't miss the opportunity to call this stunning apartment your new home!



### Entrance

Approached via secure communal front door, stairs to all floors.

### Entrance Hall

Approached via front door, power points, radiator, airing cupboard. Doors lead off:

### Lounge/Diner 11'2" x 16'7" (3.41m x 5.07m)

Television points, data points, power points, radiator, space for dining table, rear aspect 'Juliet' balcony. Opening leads through to:

### Kitchen 7'7" x 9'0" (2.33m x 2.75m)

Range of base, wall and drawer mounted units with roll edge work surfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, four ring gas hob with extractor over. Integral fridge/freezer, washing machine and dishwasher. Inset ceiling spotlights, gas fired boiler, laminate flooring, front aspect upvc double glazed window.

### Bedroom One 11'2" x 8'5" (3.41m x 2.59m)

Power points, radiator, built in wardrobes, rear aspect upvc double glazed windows.

### Bedroom Two 10'5" x 9'5" (3.18m x 2.89m)

Power points, radiator, built in wardrobes, rear aspect upvc double glazed windows.

### Bathroom 5'10" x 9'10" (1.79m x 3.01m)

Suite comprising paneled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights, shaver point, extractor fan, rear aspect upvc frosted double glazed window.

### Outside

One allocated parking space

### Tenure & Charges

999 Year lease from 1/1/2003

Charges- Ground Rent- £201.90 per year.

Management Charges- £114.26 per month.

Management Company- First Port

### Services

Mains water, gas, electricity & drainage.

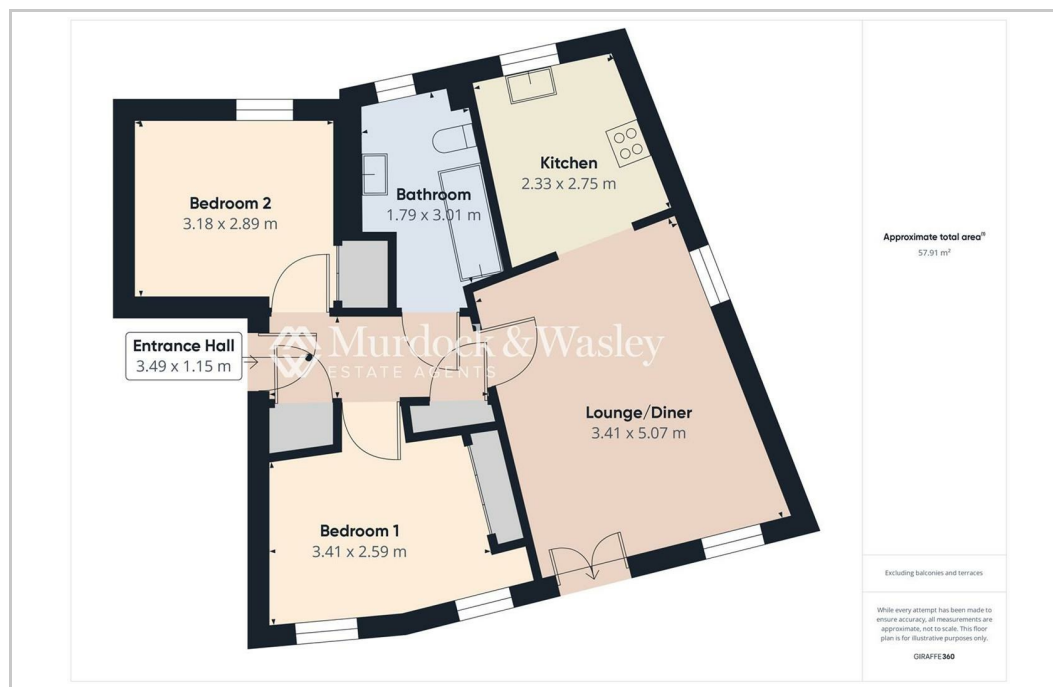
### Local Authority

Gloucester City Council

Council Tax Band: B

### Awaiting Vendor Approval

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	79	79
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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