

TOLSEY GARDENS



FLAT 5 TOLSEY GARDENS

41 TOLSEY GARDENS, TUFFLEY, GL4 0AT

Offers in excess of £140,000

Description

A spacious two-bedroom, second-floor apartment, forming part of a modern purpose-built development in the popular Tuffley area. OFFERED WITH NO ONWARD CHAIN

Offering light, well-proportioned accommodation and a wonderfully easy, low-maintenance lifestyle, the property would make an excellent first home, investment opportunity or convenient lock-up-and-leave. It is ideally placed for a range of local amenities, Gloucester city centre and the ever-popular Gloucester Quays, while Junction 12 of the M5 is approximately five minutes away by car.

The apartment is approached through a secure communal entrance with an intercom system, with stairs rising to the second floor. Once inside, a generous entrance hall creates a welcoming first impression and provides access to all rooms, together with a useful storage cupboard and a separate airing cupboard housing the hot-water tank.

At the heart of the apartment is a wonderfully light and airy open-plan living space. The sitting area enjoys a sash-style window to the front, allowing plenty of natural light into the room and offering an attractive outlook across the neighbouring green. There is ample space for both comfortable seating and dining furniture, with the room flowing naturally into the fitted kitchen.

The kitchen is arranged with a range of wall and base-mounted cabinets, complemented by work surfaces, a built-in hob, single oven and extractor. A further sash-style window continues the pleasant outlook to the front, while there is space and plumbing for a washing machine, together with additional space for a fridge/freezer. One of the wall-mounted cabinets discreetly houses the boiler.

The master bedroom is a generous double room, positioned to the rear and benefiting from a fitted wardrobe, additional space for freestanding furniture and its own en-suite shower room. The en-suite has a fresh, modern feel and is fitted with a double shower enclosure, wash hand basin, low-level WC and heated towel rail.

Bedroom two is also a comfortable double room, with a fitted wardrobe and a window overlooking the rear. The accommodation is completed by a modern white bathroom suite comprising a bath with shower over and fitted screen, wash hand basin and WC, together with an extractor, heated towel rail and radiator.

Outside, the property benefits from one allocated parking space, along with access to secure bicycle storage and a communal bin store.

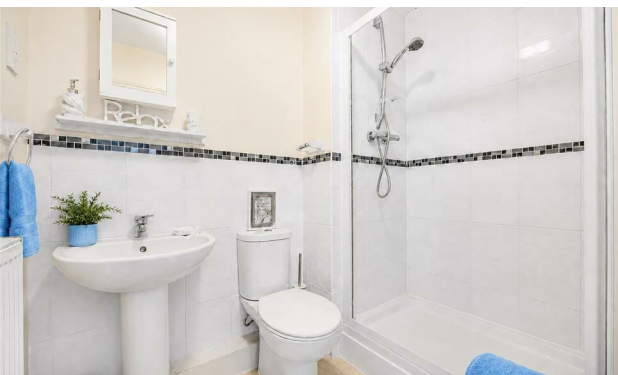
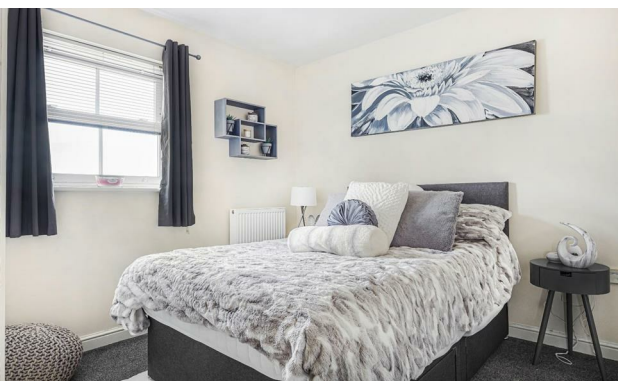
This is an appealing apartment combining comfortable accommodation, a pleasant outlook and excellent access to Gloucester and the surrounding road network.

AGENTS NOTE: The apartment is leasehold, with 173 years remaining on the lease to 2198. The annual service charge is £1,435.60, and there is NO ground rent payable for the lifetime of the lease.

The photographs were taken in 2025 during a previous tenancy. The property is currently occupied by a different tenant, who will vacate before completion.

- Spacious two-bedroom, second-floor apartment with NO ONWARD CHAIN
- Master bedroom with fitted wardrobe and en-suite shower room
- Welcoming entrance hall with excellent storage and modern bathroom
- Ideal first-time purchase, investment or lock-up-and-leave
- Estimated rental income of approximately £995 PCM
- Bright open-plan sitting/dining room flowing into the fitted kitchen
- Generous double second bedroom with fitted wardrobe
- Allocated parking space, secure bicycle & bin store
- Lease running until 2198, with no ground rent payable
- Convenient for Gloucester Quays, local amenities and Junction 12 of the M5





Location & Amenities

Tuffley is a suburb of Gloucester and is conveniently located to all local amenities. Tuffley is located close by to Robinswood Hill, a country park with 250 acres of walks and nature trails, as well as Painswick Beacon which is one of the highest points in the Cotswolds with fantastic far reaching views. Tuffley is perfectly located for Tuffley Primary School, St Peters High School and The Cypriot Grammar School.

Further facilities include a convenience store, pharmacy and two local pubs. The nearest supermarket is approximately 5 minutes by car. The City of Gloucester and Gloucester Quays are a short distance away by car or bus. Tuffley offers easy access to the M5 North & South. Stroud is also approximately 15 minutes away by car and is easily accessed via the Stroud road. Tuffley benefits from being a short drive to both Gloucester and Stonehouse train station.

Useful Information

Tenure: Leasehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

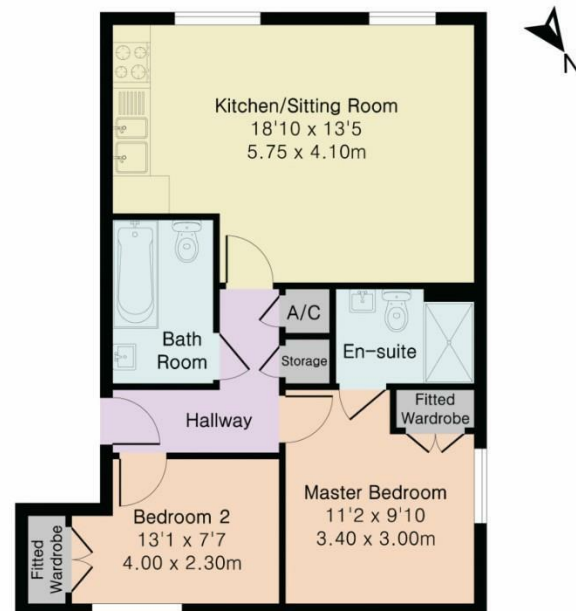
Local Authorities: GCC. Council Tax Band B and EPC rating B

Directions

The property is located on the south side of Gloucester from Junction 12 of the M5 continue onto the B4008 to the island & take the 2nd exit onto A38. Follow this road passing ASDA on the right hand side & continue over the traffic lights to the next set of lights. Turn right onto Cole Avenue, follow to a further set of traffic lights & turn right at the lights onto Epney Road. Follow this road to a mini roundabout & take the 3rd exit on to Tuffley Lane. Follow the road passing the park of left hand side & on the right hand side is Tolsey Gardens, follow the road down to the end & the block of flats is on the left hand side as denoted by our for sale sign. ///decreased.breath.hired



Approximate Gross Internal Area 590 sq ft - 55 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	8
(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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