



**Pampas Court, Tuffley, Gloucester,**

Leasehold

**£145,000**

**17 Pampas Court, Tuffley, Gloucester,  
Gloucestershire, GL4 0TB**

**£145,000**

Leasehold. Council Tax Band B



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*Ground Floor Apartment \* Allocated Parking Space
- \*Two Double Bedrooms \*Lounge Diner & Kitchen
- \*En-Suite Shower Room and Family Bathroom
- \* Gas Radiator Central Heating
- \*UPVC Double Glazing \* Energy Rating TBC
- \* \*

### Michael Tuck Estate and Letting Agents

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### The Property

A Two DOUBLE Bedroom GROUND FLOOR apartment with EN-SUITE To Master Bedroom and ALLOCATED PARKING SPACE.

The property comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms, En-Suite Shower Room to Master Bedroom and Family bathroom.

Further benefits include Gas Radiator Central Heating and UPVC Double Glazing and an Allocated Parking Space to the front of the property To View

Please Call Us On 01452 543200

### Entrance Hall

**Lounge Diner** 18' 1" x 11' 2" (5.51m x 3.40m)

**Kitchen** 11' 7" x 5' 9" (3.53m x 1.75m)

**Master Bedroom** 12' 0" x 9' 4" (3.65m x 2.84m)

**En-Suite Shower Room** 8' 0" x 6' 11" (2.44m x 2.11m)

**Bedroom Two** 11' 9" x 8' 9" (3.58m x 2.66m)

**Family Bathroom** 12' 0" x 5' 11" (3.65m x 1.80m)

### Tenure - Leasehold

Ground rent: £201.90 p.a

Service Charge: £1349.51 p.a

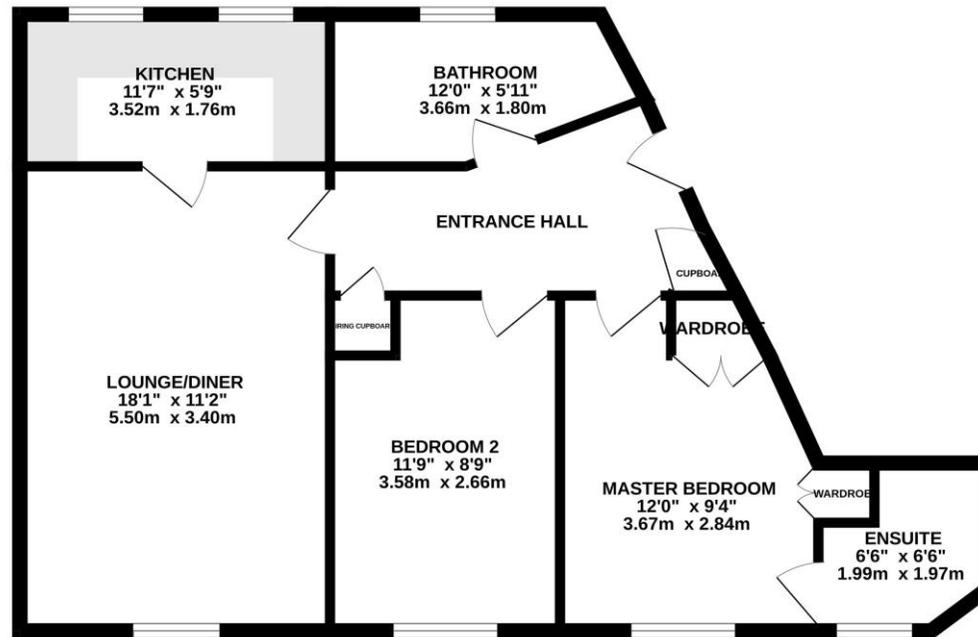
Length of Lease: Expires 31.12.2189







GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.  
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