



**Watermint Drive, Copeland Park**

Leasehold

**£140,000**

**22 Watermint Drive, Tuffley,  
Gloucester, Gloucestershire, GL4 0SY**

**£140,000**

Leasehold. Council Tax Band B



**2 Bedrooms**



**2 Bathrooms**



**1 Reception**

### Features

- \*Top Floor Apartment \* Two Bedrooms
- \*En-Suite To Master Bedroom \*Family Bathroom
- \*Lounge Diner & Kitchen \* UPVC Double Glazing & Gas Rad C/H
- \*No Onward Chain \* Energy Rating C77
- \*Allocated Parking Space \*

### Michael Tuck Estate and Letting Agents

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### The Property

We are delighted to bring to the market a TOP Floor Apartment available with NO ONWARD CHAIN!

Accommodation comprises of Entrance Hall, Lounge Diner, Kitchen, TWO Bedrooms with EN-SUITE to Master Bedroom and a Family Bathroom

Further benefits include UPVC Double Glazing and Gas Radiator Central Heating

Externally the property is located with communal gardens and has an ALLOCATED PARKING SPACE

Call 01452 543200 To View!

### Entrance Hall

**Lounge Diner** 15' 5" x 12' 5" (4.70m x 3.78m)

**Kitchen** 10' 7" x 6' 3" (3.22m x 1.90m)

**Master Bedroom** 11' 11" x 8' 8" (3.63m x 2.64m)

**En-Suite** 5' 4" x 5' 3" (1.62m x 1.60m)

**Bedroom Two** 11' 10" x 8' 1" (3.60m x 2.46m)

**Family Bathroom** 6' 7" x 6' 3" (2.01m x 1.90m)

### Tenure - Leasehold

Ground Rent: £201.90 Per Annum

Service Charge: £1389 Per Annum

Includes: Insurance, Grounds Maintenance, General Maintenance of building; general maintenance of communal areas

Lease Expiry: 1st January 3002

### Additional Information

Gas & Electricity: Mains

Water & Sewerage: Mains

Broadband: Fibre to Premises

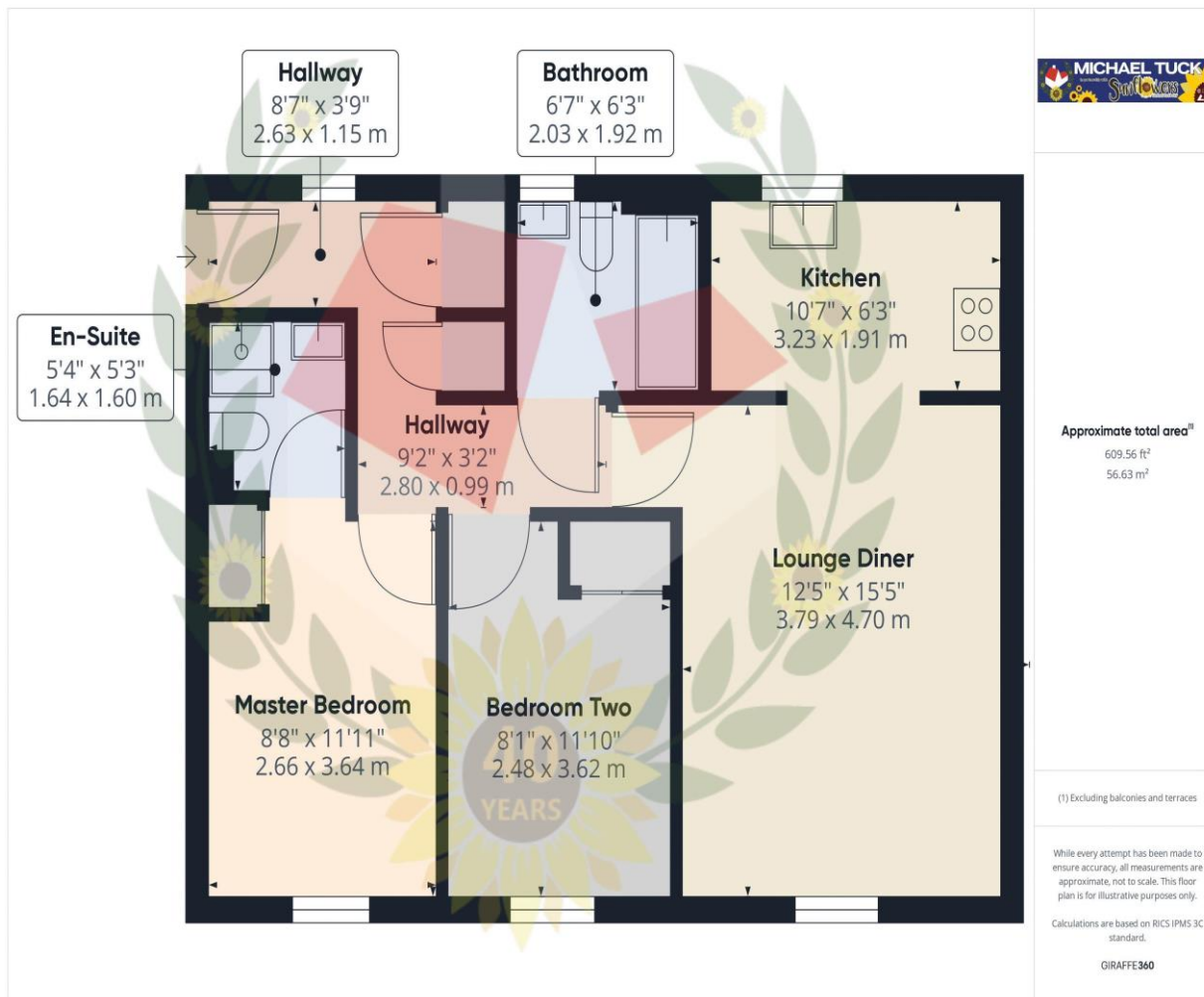












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