



MICHAEL TUCK
ESTATE & LETTING AGENTS

17 Pampas Court, Tuffley

Gloucester

In Excess of **£140,000**

17 Pampas Court

Tuffley, Gloucester

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

Property for sale through Michael Tuck Estate Agents.
Approximate rental value of £895pcm , please contact Michael Tuck Lettings in Gloucester for more details.

To View Please Call Us On 01452 543200

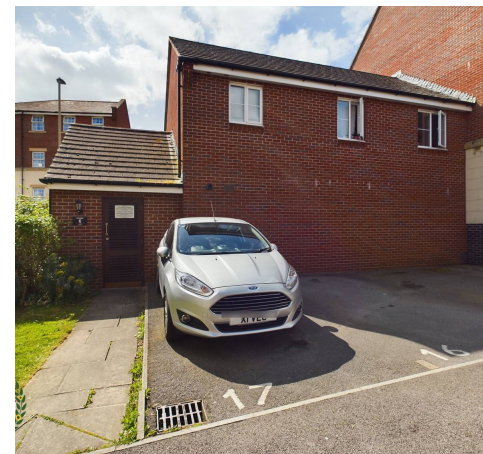
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room and Family Bathroom
- Lounge Diner & Kitchen
- UPVC Double Glazing
- Gas Radiator Central Heating
- Energy Rating C78
- Allocated Parking Space



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

10' 1" x 9' 3" (3.07m x 2.82m)

En-Suite Shower Room

9' 1" x 8' 6" (2.77m x 2.59m)

Bedroom Two

9' 4" x 8' 6" (2.85m x 2.59m)

Family Bathroom

10' 2" x 5' 11" (3.10m x 1.80m)

Dimensions: 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

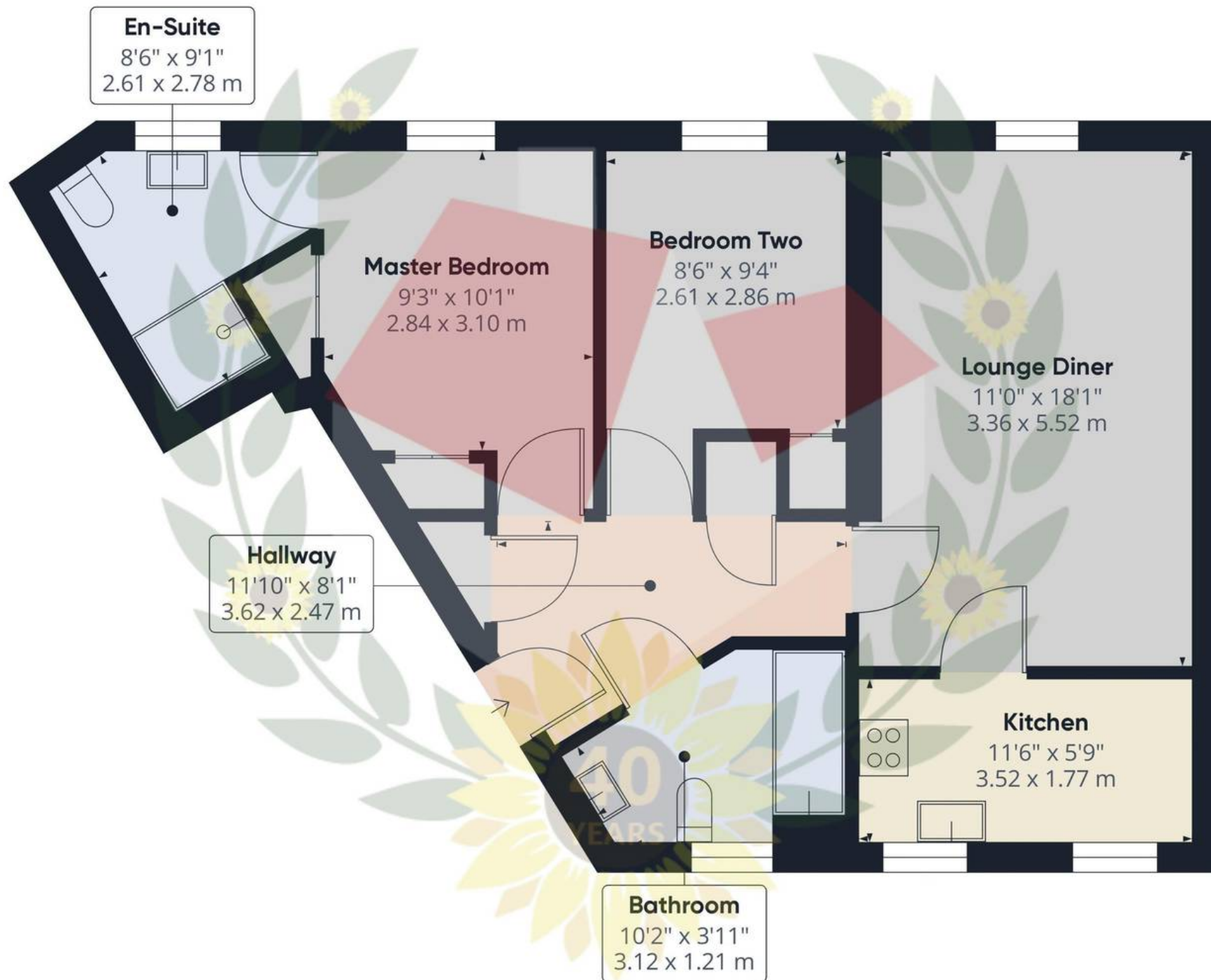
Additional Information

Gas - Mains

Electric - Mains

Water & Sewerage - Mains





Approximate total area⁽¹⁾

662.8 ft²

61.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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