



1 Belgrave House Whittle Way, Brockworth
Gloucester

£164,500

1 Belgrave House Whittle Way

Brockworth, Gloucester

Two Bedroom First Floor Apartment In Brockworth
With No Onward Chain

The property is situated on the first floor and offers spacious accommodation comprising of an open plan living area with fully fitted kitchen including dishwasher, oven & hob, fridge/freezer & washer/dryer, bathroom, two double bedrooms and en-suite to master. The apartment has electric heating, benefits from double glazing and secure allocated parking for two cars. The apartment is located at the Whittle Square development in Brockworth which offers easy access to both Gloucester and Cheltenham city centres.

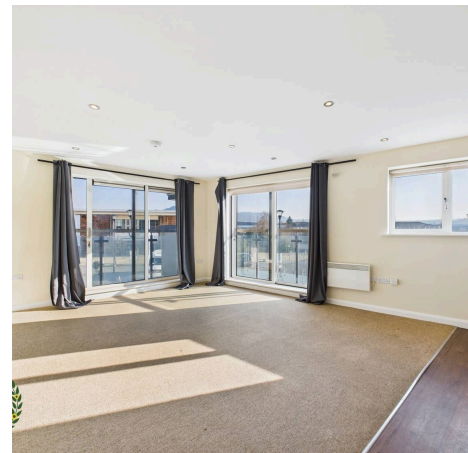
Approximate rental value of £995pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Allocated Parking For Two Cars
- En-Suite To Master
- No Onward Chain
- Open Plan Living
- Energy Rating D & Council Tax B
- First Floor
- Two Double Bedrooms
- Integrated Kitchen Appliances



Entrance Hall

Lounge/Diner/Kitchen

Dimensions: 19' 6" x 15' 8" (5.94m x 4.77m).

Bedroom 1

Dimensions: 11' 4" x 10' 0" (3.45m x 3.05m).

En-suite

Dimensions: 6' 11" x 5' 1" (2.11m x 1.55m).

Bedroom 2

Dimensions: 15' 2" x 8' 11" (4.62m x 2.72m).

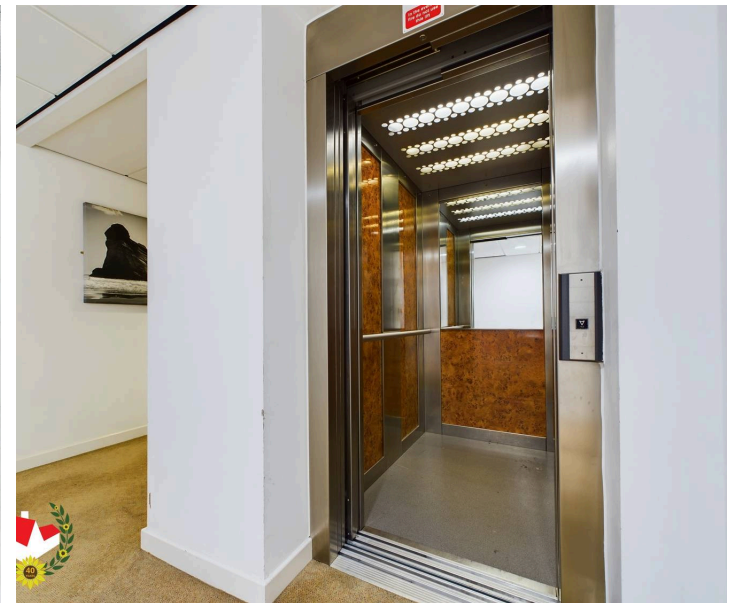
Bathroom

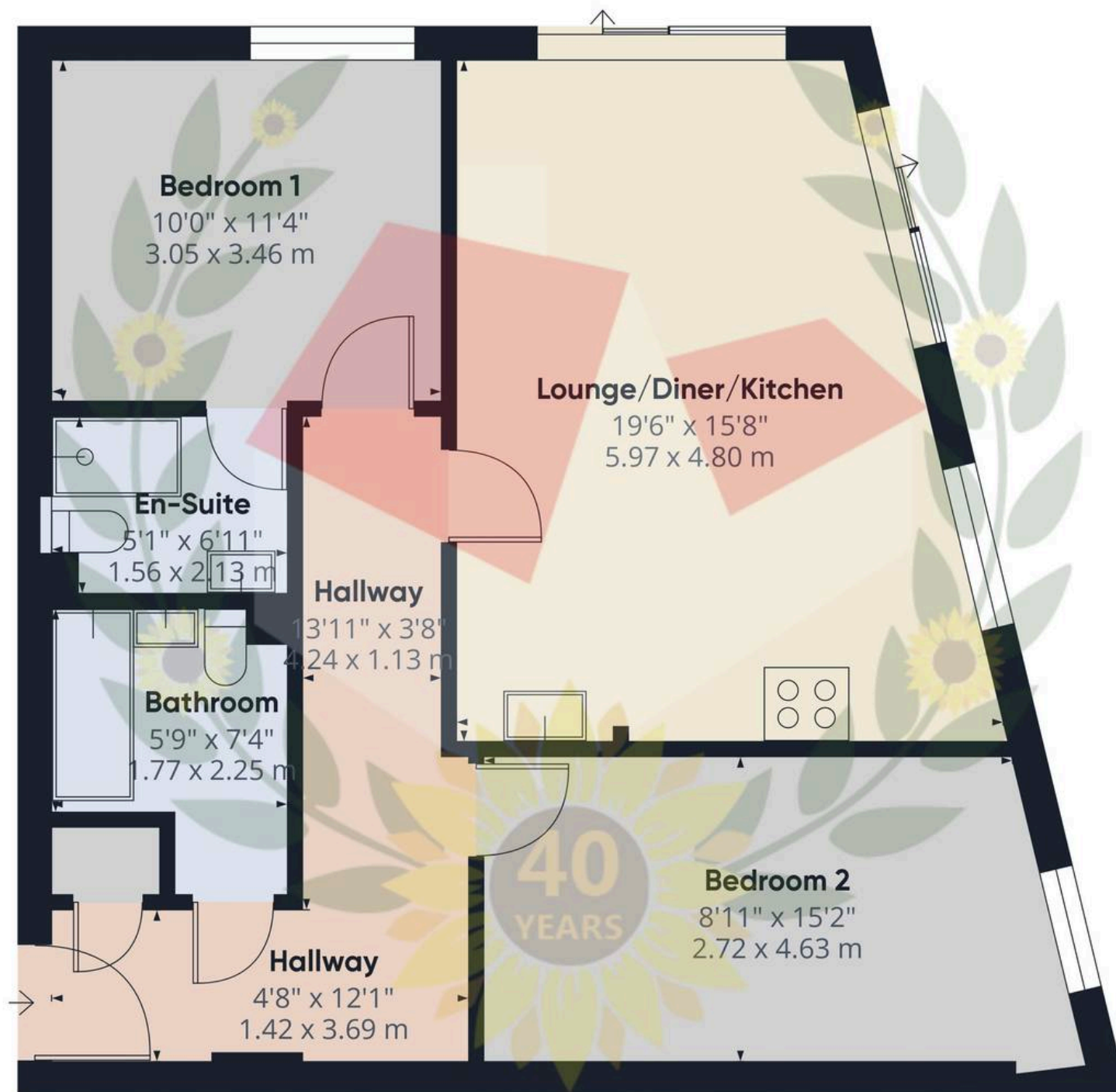
Dimensions: 7' 4" x 5' 9" (2.23m x 1.75m).

Tenure

Additional Information from Vendor

Leasehold Length of Lease - Lease Expires 2161 Monthly buildings service charge for 2025 is £212.85 charged quarterly and includes: buildings insurance, common parts cleaning, general maintenance, plant and systems maintenance (lifts, door entry systems) security - including internal CCTV, and wider business park security, business park gardening and security. Monthly car park service charge is £8.35 per month per parking space (also charged quarterly) and includes: insurance, servicing and maintenance of secure gate system & bike store





Approximate total area⁽¹⁾

743.36 ft²

69.06 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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