



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **33 Beamont Walk, Brockworth – GL3 4BL**

Gloucester

Guide Price **£160,000**

33 Beamont Walk

Brockworth, Gloucester

Situated in the popular Coopers Edge area of Brockworth, this WELL-PRESENTED TWO-BEDROOM TOP-FLOOR apartment offers light and spacious accommodation, ATTRACTIVE VIEWS OF COOPERS HILL and excellent access to a wide range of local amenities and transport links.

The apartment is in GREAT CONDITION throughout and features a GENEROUS ENTRANCE HALLWAY leading through to a BRIGHT AND SPACIOUS LIVING/DINING ROOM, providing an ideal space for both relaxing and entertaining. The WELL-APPOINTED KITCHEN is light and airy, offering a practical and welcoming space.

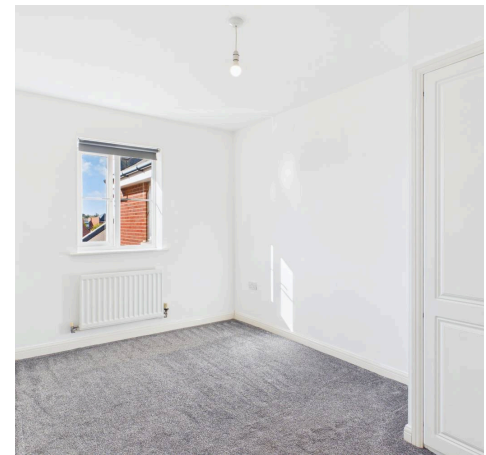
There are TWO WELL-PROPORTIONED bedrooms, with the principal bedroom benefiting from BUILT-IN WARDROBES and its own EN-SUITE SHOWER ROOM. A GOOD-SIZED MAIN BATHROOM further complements the accommodation.

One of the property's standout features is the LOVELY OUTLOOK FROM THE REAR, with GREAT VIEWS ACROSS COOPERS HILL. The surrounding area also benefits from PLENTY OF GREEN SPACE, creating an attractive setting for residents to enjoy.

Externally, the apartment comes with ONE ALLOCATED PARKING SPACE to the rear, adding further convenience.

Potential rental value of £925pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: B



Hallway

Lounge

15' 2" x 10' 7" (4.62m x 3.23m)

Kitchen

10' 7" x 6' 2" (3.23m x 1.88m)

Bedroom 1

11' 7" x 9' 8" (3.53m x 2.95m)

En-Suite

5' 3" x 5' 0" (1.60m x 1.52m)

Bedroom 2

9' 1" x 7' 10" (2.77m x 2.39m)

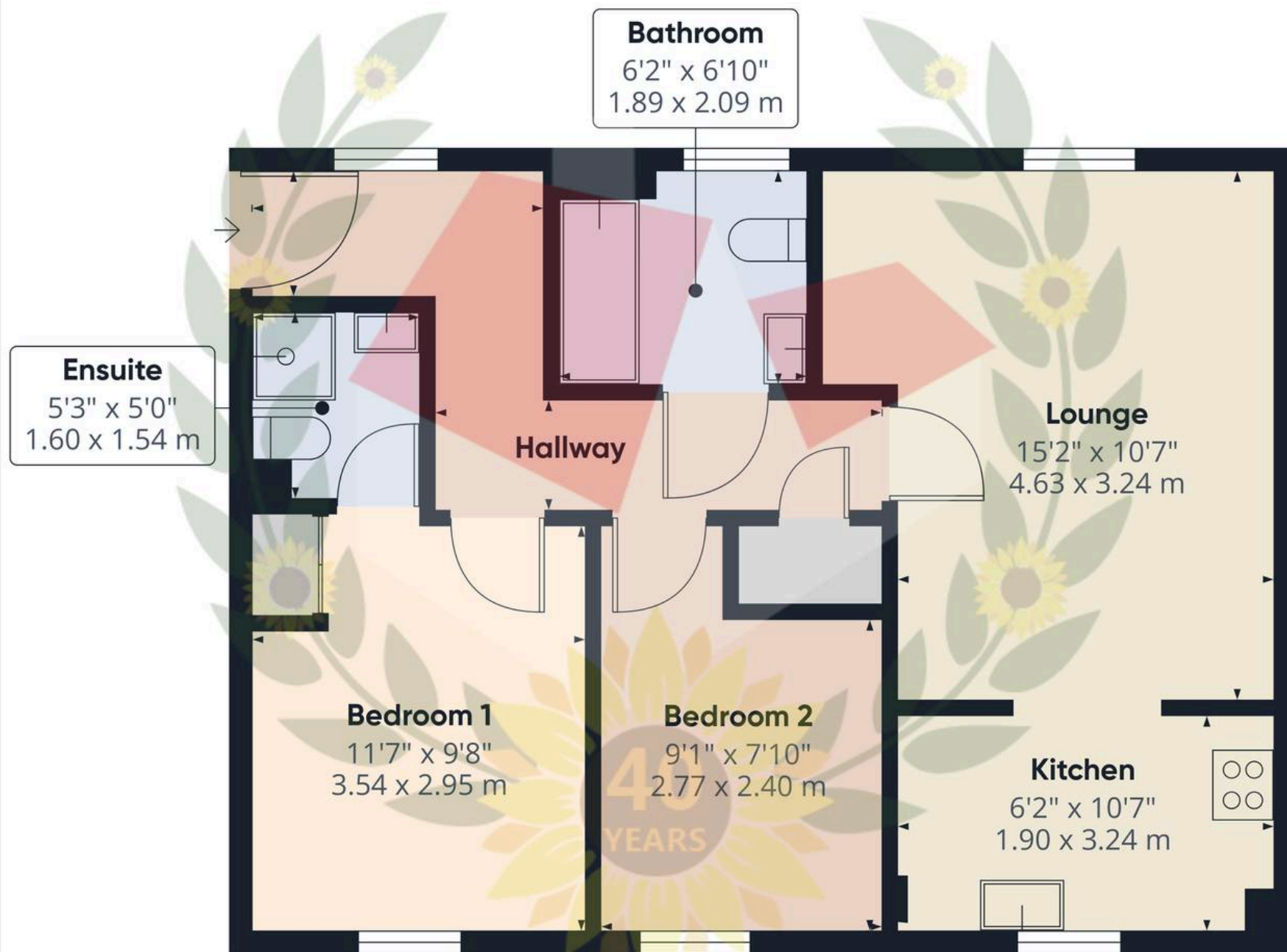
Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Additional Information from Vendor

- Tenure: leasehold. - Lease expiry: 999 years from January 2006 - Management Company: Gateway Property Management - Most recent yearly Service charge on the property: £1894 - Most recent yearly Ground Rent for the property: £200.72. Utilities: Electricity: mains. Water: mains. Sewerage: mains.





Approximate total area⁽¹⁾

597 ft²

55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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