



MICHAEL TUCK
ESTATE & LETTING AGENTS



11 Belgrave House Whittle Way, Brockworth – GL3 4BJ

Gloucester

Guide Price **£165,000**

11 Belgrave House Whittle Way

Brockworth, Gloucester

A WELL-PRESENTED and WELL-MAINTAINED TWO BEDROOM apartment situated on the TOP FLOOR of the popular Belgrave House development in Brockworth.

The property offers comfortable and practical accommodation, making it an excellent choice for first-time buyers, professionals, investors or those looking for a conveniently located home.

Upon entering, a welcoming entrance hall provides access to the principal rooms, including a WELL-APPOINTED MAIN BATHROOM. The property features a SPACIOUS LOUNGE/KITCHEN, providing a sociable and versatile living space, with the added benefit of a compact private balcony.

The MAIN BEDROOM IS GENEROUSLY PROPORTIONED and benefits from its own EN-SUITE SHOWER ROOM, while the second bedroom is a comfortable single room, ideal as a bedroom, home office or occasional guest room.

This property also includes TWO SECURE PARKING SPACES.

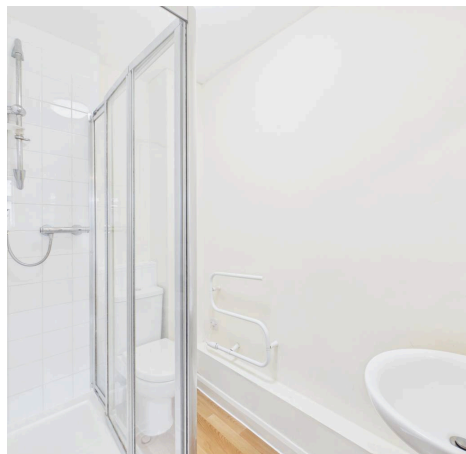
Property for sale through Michael Tuck Estate Agents. Approximate rental value of £995pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Hallway

Kitchen/Living Area

23' 3" x 11' 3" (7.09m x 3.43m)

Bedroom 2

11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom 1

16' 0" x 9' 1" (4.88m x 2.77m)

Bathroom

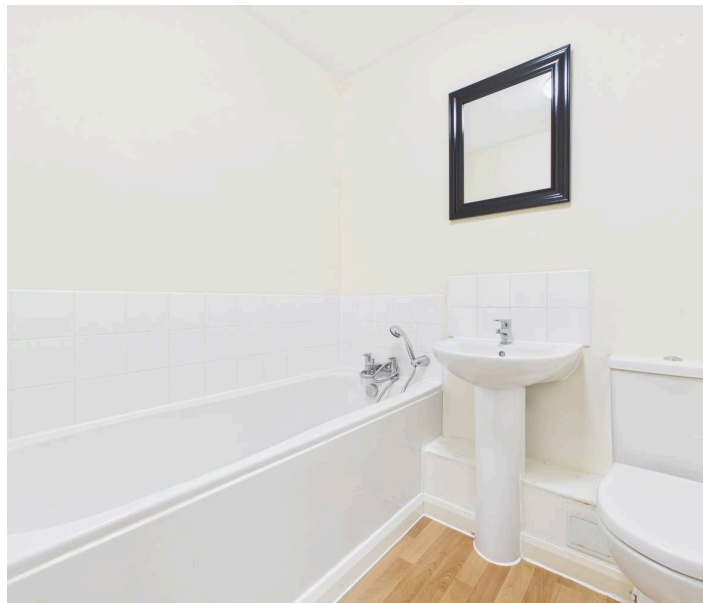
6' 11" x 5' 10" (2.11m x 1.78m)

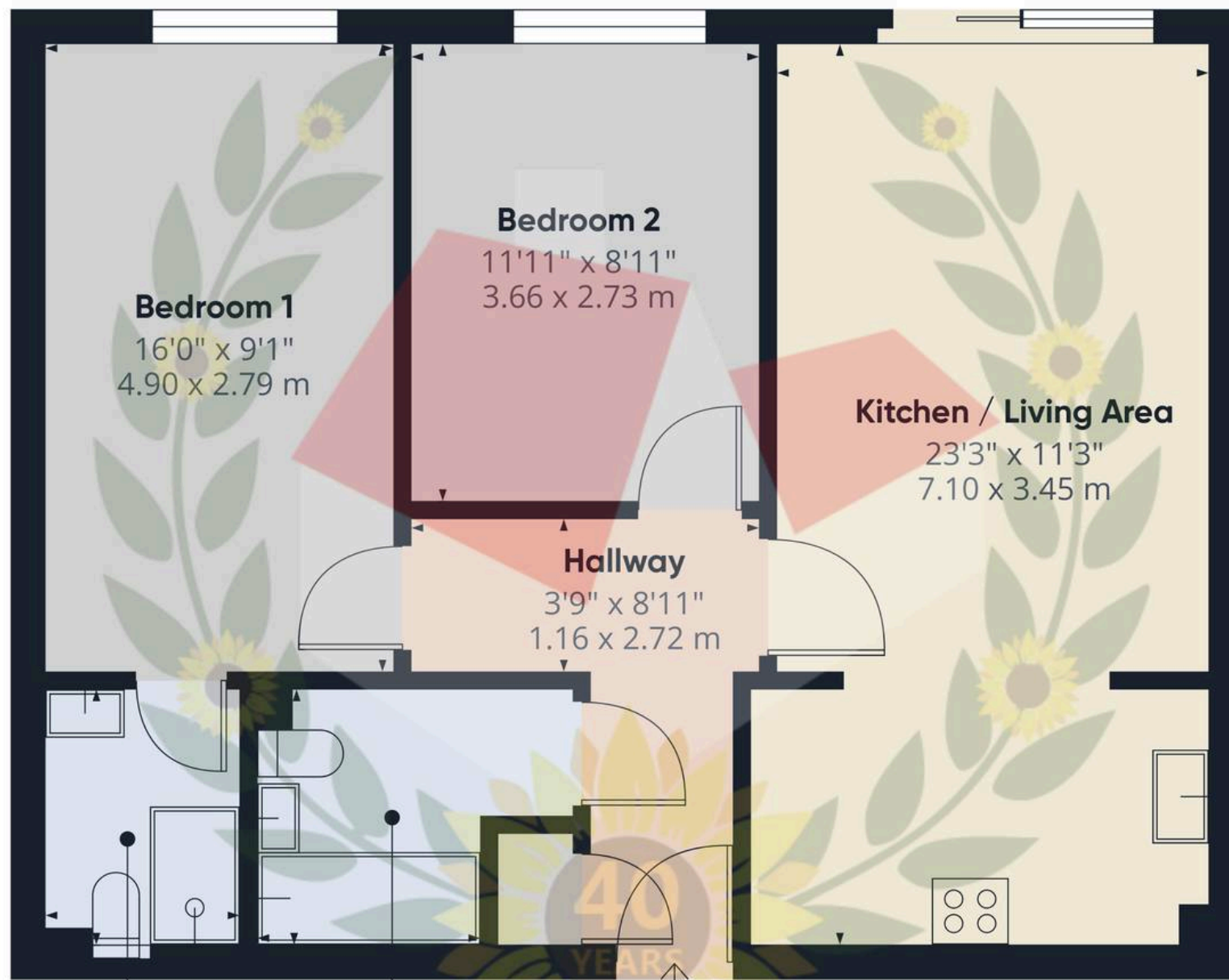
En-Suite

6' 8" x 5' 0" (2.03m x 1.52m)

Tenure

Current buildings service charge and ground rent is £650 combined 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. Car park service charge is £25 per quarter and includes: insurance, servicing and maintenance of secure gate system & bike store. Length of Lease - 150 years from August 2011





Approximate total area⁽¹⁾

673 ft²

62.6 m²

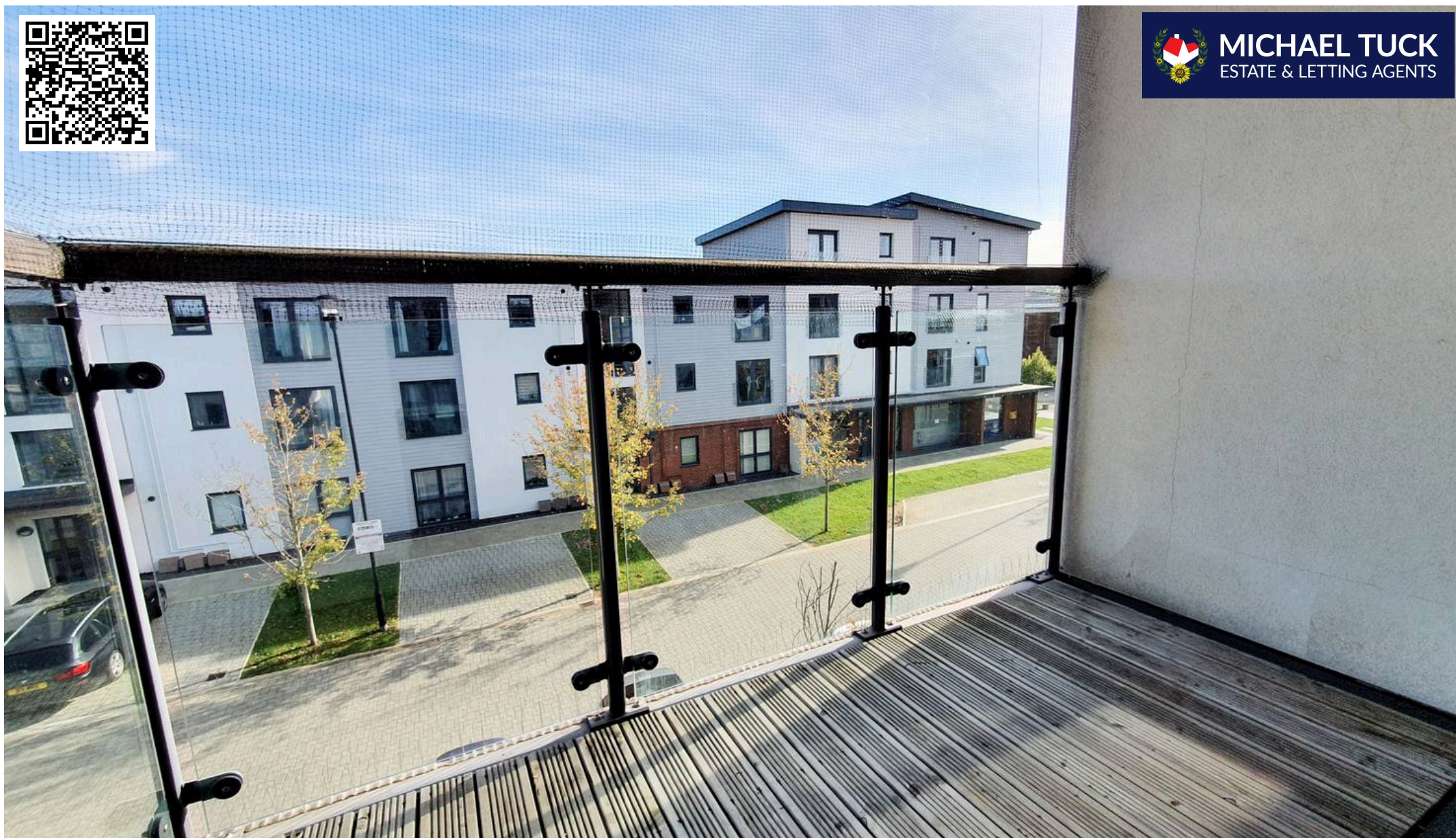
(1) Excluding balconies and terraces

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

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.