



# Farr & Farr

farrandfarr.co.uk

**PRICE: £179,950**

**REF: H24354/LW**

**1E HAZEL WAY  
BROCKWORTH  
GLOUCESTER  
GL3 4GL**



**A WELL PRESENTED, MODERN 2 DOUBLE BEDROOM  
APARTMENT WHICH WOULD MAKE AN IDEAL FIRST TIME BUY OR  
INVESTMENT OPPORTUNITY – NO ONWARD CHAIN**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

## **1E HAZEL WAY, BROCKWORTH, GLOUCESTER, GL3 4GL**

Situated on Coopers Edge in a handy location for access to both Cheltenham and Gloucester, is this spacious top floor apartment. With its curved walls and high ceilings, this bright and airy apartment has been well maintained in its current ownership and benefits from 2 double bedrooms, large living / dining room open plan to the kitchen and family bathroom. Other benefits include double glazing throughout, gas central heating and well maintained communal areas to include a courtyard garden area and bike shed. Outside there is allocated private parking for one car and visitor parking. This lovely apartment is a fantastic opportunity for a first time buyer or investor.

Hazel way is a popular residential road situated on the Coopers Edge development, just off Lobleys Drive, and is well positioned for local amenities to include doctors, dentist, local shops and schools. Regular bus services to Gloucester and Cheltenham are close at hand and access to the M5 motorway and The Cotswolds is only a short drive away.

### **TOP FLOOR APARTMENT; TWO DOUBLE BEDROOMS; OPEN PLAN KITCHEN / LOUNGE / DINING ROOM; BATHROOM; DOUBLE GLAZING; GAS CENTRAL HEATING; ALLOCATED PARKING; VISITOR PARKING; BIKE SHED; COMMUNAL ENTRANCE TO FRONT AND REAR. NO ONWARD CHAIN**

#### **COMMUNAL ENTRANCE HALL:**

Via UPVC double glazed security door. Fitted carpet. Neutral décor. Individual mailboxes. Stairs to upper floors.

#### **HALLWAY:**

High quality flooring. Radiator. Large storage cupboard.

#### **OPEN PLAN KITCHEN / LOUNGE / DINING ROOM : 23'2 X 13'7**

#### **KITCHEN:**

Well fitted range of drawer, base and wall units with worktop over. Integrated washing machine. One bowl stainless steel sink with chrome mixer tap. Four ring gas hob with extractor over and integrated electric cooker below. Integrated Fridge/Freezer. Integrated dishwasher. High quality flooring. Wall mounted combination boiler.



**LOUNGE / DINING ROOM:**

UPVC double glazed windows to front and side. Radiator. Telephone and television point. Space for table and chairs. High quality flooring.



**BEDROOM 1 : 12'6 x 10'8**

UPVC double glazed window to front. Radiator. High quality flooring. Built in double wardrobes.



**BEDROOM 2 : 14'7 x 7'5**

UPVC double glazed window to side. Radiator. High quality flooring.



**BATHROOM :**

White bathroom suite consisting of low-level WC, wash hand basin with chrome tap and splash back tiling. Panelled bath with electric powered shower over. Radiator. Large mirror. Extractor.



**EXTERIOR :**

Private allocated parking to rear of property. Access to bin store. Secure bike shed. Courtyard garden. Visitor parking.



**Council Tax Band - A**

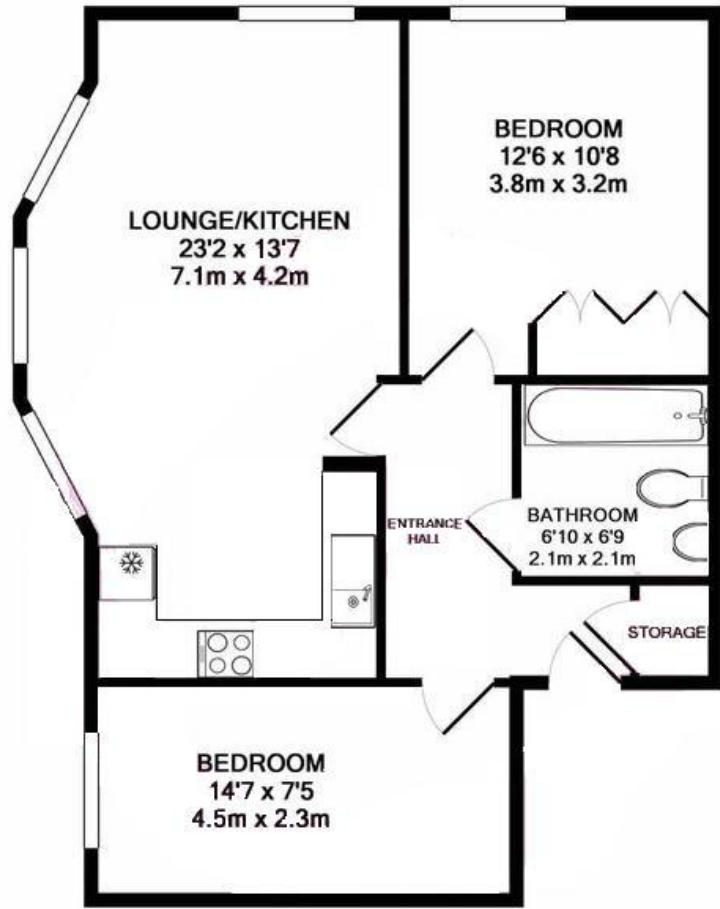
**Lease - 155 Years from October 2013**

**Ground Rent - £87 half-yearly**

**Service Charge - Approximately £1200 (TBC)**

**ALL VIEWINGS TO BE ACCOMPANIED BY AGENT  
EPC RATING – B82**





TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		