

RECENTLY REDECORATED and OFFERED FOR SALE WITH NO CHAIN . This is a very spacious apartment (on the second floor) having lovely views. An ideal First Time or Investment Buy. The accommodation offers entrance vestibule, entrance hall (with storage cupboard), large living/dining room open to kitchen, TWO DOUBLE BEDROOMS and TWO BATHROOMS. Also with gas central heating, double glazing and allocated parking. The Warren is found on the edge of the Copeland Park Development and has pleasant green areas surrounding and is within several hundred yards of Daniels Brook with its walking trail and woodland. Pedestrian access to the shopping centre in Quedgeley is very convenient and there are buses frequently giving access to Gloucester and Cheltenham.

The accommodation includes:

- Entrance Hall with Airing Cupboard & Additional Storage
- Two Double Bedrooms, Both with Fitted Wardrobes
- En-Suite Shower Room to Bedroom One
- Family Bathroom
- Spacious Living/Dining Room Open to a Well-Appointed Kitchen

Ideal for first-time buyers or buy-to-let investors, the property benefits from gas central heating, double glazing, and allocated parking. Offered with no onward chain. Estimated rental income: £1,000–£1,100 pcm.

A well-presented apartment in a desirable location—early viewing strongly recommended.

999 year Lease - 976 years remaining.
Annual maintenance charge £1785 (£148.75 per month)
Management Company First Port.
Ground Rent charge £231
Freehold Gateway.

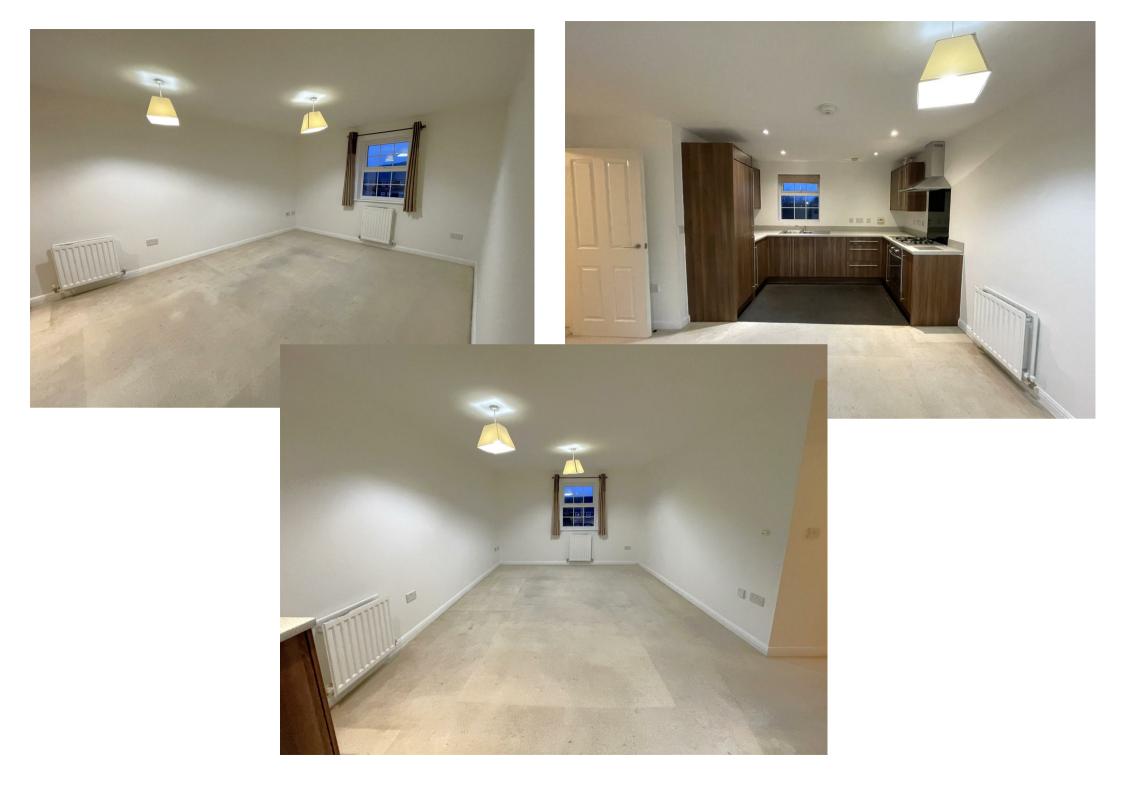
Council Tax Band B



60 The Warren, GL4 0TT

Approximate tol floor area c.656 sq ft (c.61 sq mt)

For guidance only - not to scale

















Located to the south of Gloucester city centre, Tuffley is a well-established residential suburb offering a balanced blend of peaceful living and easy access to urban amenities. Known for its mix of traditional and modern housing, tree-lined streets, and strong community spirit, Tuffley appeals to families, professionals, and investors alike.

The area benefits from a range of local amenities, including:

- Shops and supermarkets such as Tesco Express, Co-op, and nearby Aldi
- Primary and secondary schools, including The Crypt School and Tuffley Primary
- Parks and green spaces, with Robinswood Hill Country Park just minutes away for walking, wildlife, and panoramic views over Gloucester
- · Local pubs, cafés, and takeaways
- Community centres and churches, supporting a friendly and inclusive neighbourhood atmosphere

Tuffley is well-connected, with regular bus services into Gloucester city centre, and easy access to major road links including the A38, A417, and M5 motorway, making it ideal for commuters heading to Cheltenham, Bristol, or beyond.

For shopping, leisure, and entertainment, residents are just a short drive from Gloucester Quays, the historic docks, and the city's vibrant retail and cultural scene. Whether you're looking for a quiet place to settle or a smart investment location, Tuffley offers comfort, convenience, and strong long-term appeal

Gloucester City Centre - History Meets Modern Living

Gloucester City Centre is a dynamic hub where rich history and contemporary living converge. At its heart lies the magnificent Gloucester Cathedral, a masterpiece of Gothic architecture and a filming location for productions like Harry Potter. Surrounding the cathedral is a network of historic streets, medieval buildings, and charming alleyways that tell the story of the city's past.

The city centre offers a wide range of shopping and leisure options, from high street favourites in King's Walk and Eastgate Shopping Centre, to independent boutiques and eateries in the historic docks area. The regenerated Gloucester Quays is a standout destination, featuring outlet shopping, restaurants, a cinema, and seasonal events that draw visitors year-round.

Cultural attractions include museums, galleries, and regular festivals celebrating food, music, and heritage. With excellent transport links, including Gloucester Railway Station and proximity to the M5, the city centre is ideal for commuters and those seeking a vibrant urban lifestyle.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum





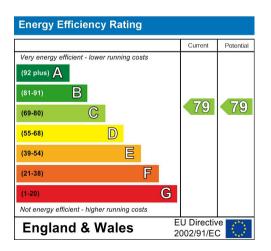


Band: Annual Price: B £1,747 Gloucestershire Conservation Area ? Flood Risk No Very low Floor Area Plot Size $656 \text{ ft}^2 / 61 \text{ m}^2$ 0.06 Acres Mobile Coverage Broadband EE Basic 3 Mbps Vodafone Superfast 80 Mbps Ultrafast Three 1000 Mbps 02 Satellite / Fibre TV Availability BT Sky

Virgin







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Tenure
Leasehold
Lease Start Date BETA
06 May 2010
Lease Term BETA

999 years from 1 January 2003

Lease End Date BETA
01 Jan 3002
Lease Term Remaining BETA
976 years