



**1 PAMPAS COURT
TUFFLEY GLOUCESTER
GL4 0TB**

OFFERS IN THE REGION OF £165,000 - LEASEHOLD

LOCAL AUTHORITY - GLOUCESTER COUNCIL TAX BAND: B



Super opportunity to purchase a TWO DOUBLE BEDROOM maisonette offering Modern fitted kitchen with appliances, spacious front to back lounge/diner with Juliet balcony, cloakroom (wc), main bedroom with en suite and fitted wardrobes, second double bedroom and a bathroom. Also benefitting from garage, double glazing and GAS central heating. Currently tenanted at £875 pcm

Tenure Leasehold 999 years from 2003 maintenance charge : c.£586.87 - Ground Rent c.£252.83

Management company First Port

We are informed the Ground Rent review is every 10 years - can increase by RPI

All information subject to legal confirmation


Important Notice: SureLet Cheltenham Ltd 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.

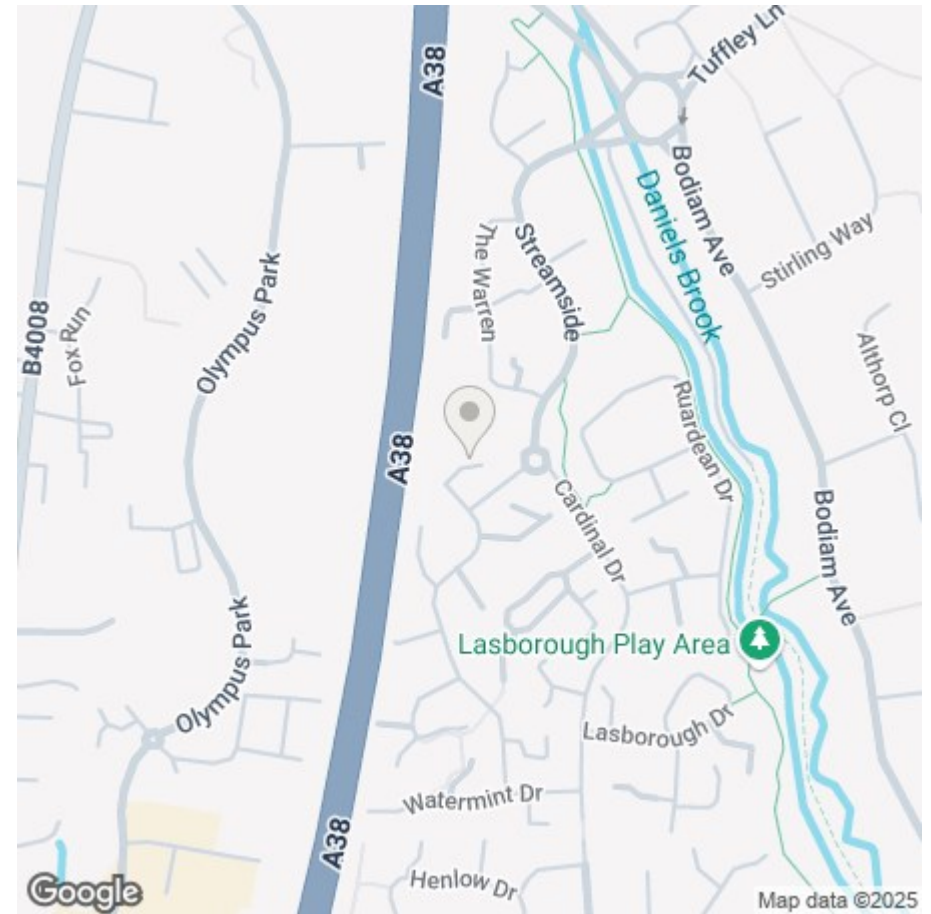
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to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

SureLet Cheltenham Ltd 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.

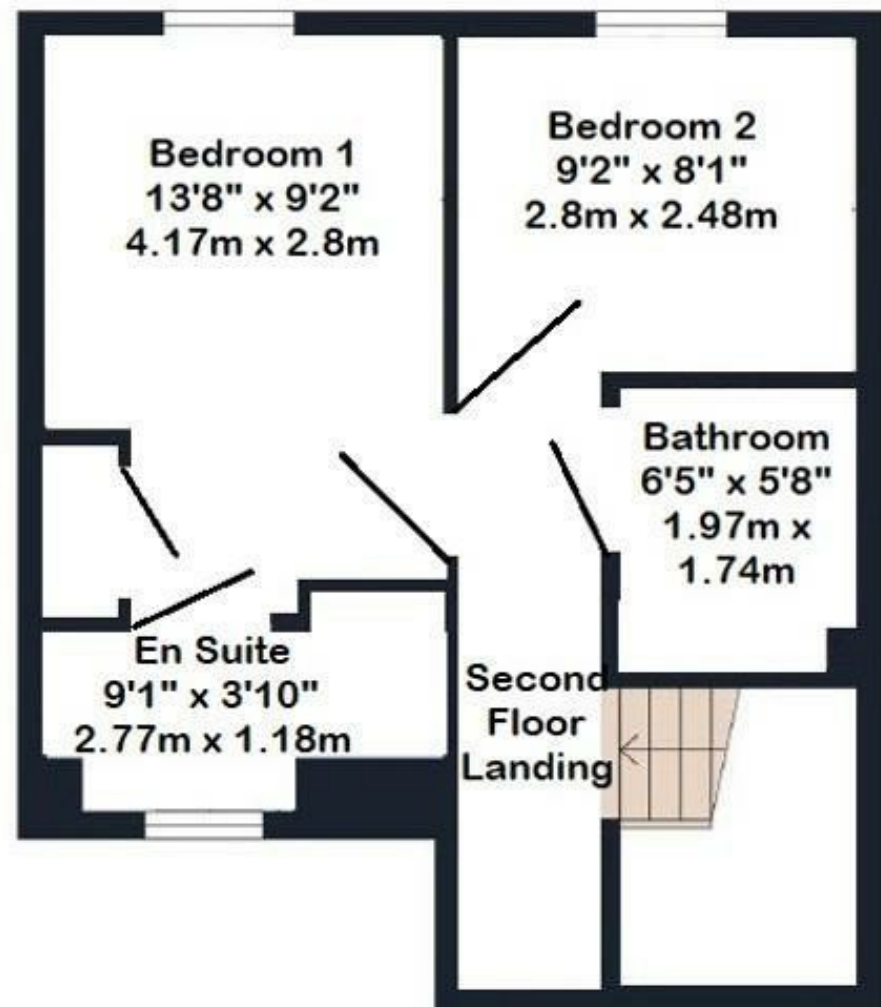
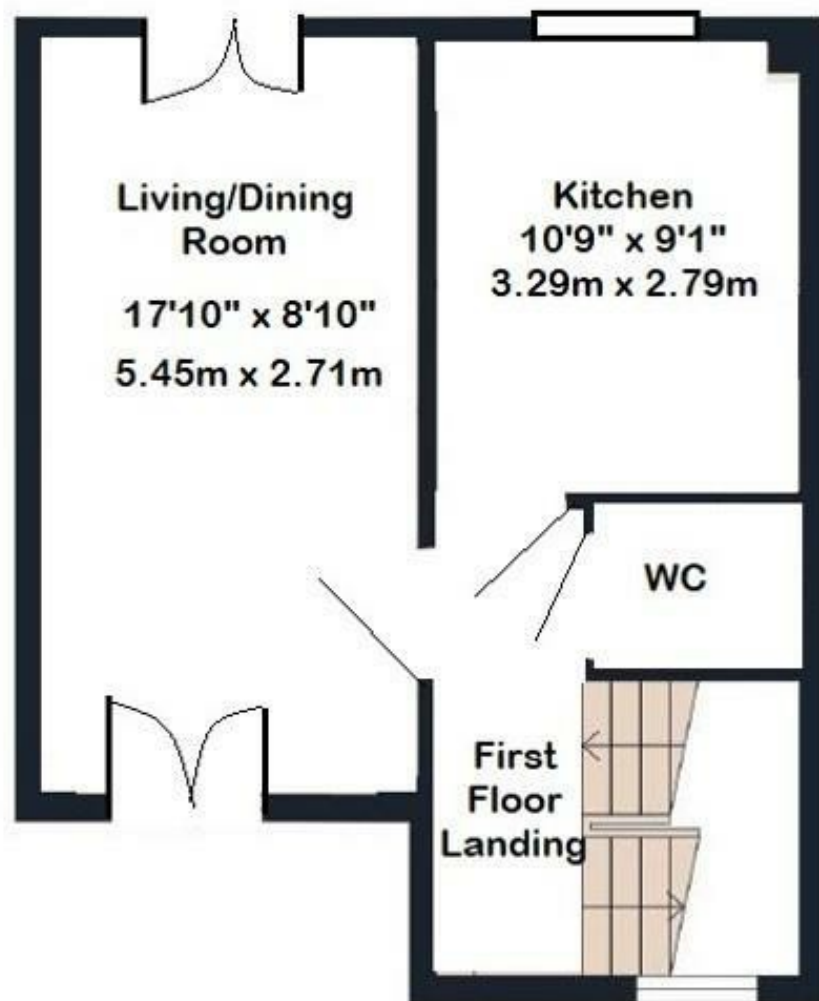
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|--|-----------------------|----------------|
| Local Authority | Council Tax | |
| Gloucester | Band: | B |
| | Annual Price: | £1,521 (min) ? |
| Conservation Area ? | Flood Risk | |
| No | Very low | |
| Floor Area | Plot Size | |
| 731 ft ² / 68 m ² | 0.44 Acres (11 Plots) | |
| Mobile Coverage | Broadband | |
| EE | Basic | 3 Mbps |
| Vodafone | Superfast | 78 Mbps |
| Three | Ultrafast | 1000 Mbps |
| O2 | | |
| Satellite / Fibre TV Availability | | |
| BT | ✓ | |
| Sky | ✓ | |
| Virgin | ✗ | |

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



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1 PAMPAS COURT, GL4 0TB
FLOORPLAN FOR GUIDANCE ONLY – NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO BE RELIED UPON