



## Flat F, 10 Stearman Walk Lobley's Drive

Brockworth Gloucester, GL3 4FL

Offers Over £150,000



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### Communal Entrance:

With wooden door to front and rear aspects, security intercom system, stairs to first and second floors.

### Entrance Hall:

UPVC double glazed window to rear aspect, carpet flooring, wall mounted double radiator. Telephone point. Doors to lounge, bedrooms, bathroom and storage cupboards.

### Lounge/Dining Room:

Two UPVC double glazed windows to front aspect with views over to the surrounding countryside. Laid to carpet. Wall mounted double radiator. Telephone point. Television point. Arch to kitchen.

### Kitchen:

UPVC double glazed window to front aspect. Vinyl flooring. Electric kick space heater. Range of eye level and base storage units. Roll edge laminate worksurfaces. Stainless steel one bowl sink unit with mixer tap over. Built-in gas hob and electric oven. Built-in washing machine and dishwasher. Integrated fridge freezer. Combination gas boiler.

### Bedroom One:

UPVC double glazed window to front aspect. Wall mounted double radiator. Laid to carpet. Telephone point. TV point.

### Bedroom Two:

UPVC double glazed window to side aspect. Wall mounted single radiator. Laid to carpet.

### Bathroom:

Vinyl flooring. Heated white towel rail. Panelled bath with shower over. Pedestal wash hand basin. Low level w.c. Part tiled walls. Extractor fan. Shaver point.

### Outside:

The formal entrance to the property is via the front aspect security door with intercom system to the apartment. One will also find a rear door which allows for access to the private car park wherein the property has a private parking space, bin store area.

### Lease Notes:

Key Lease Information

- a) Lease Start Date: 1 Oct 2009
- b) Lease End Date: 30 Sep 2164
- c) Current Service Charge - £115 per month or each 6 month period at £692.09.

Ground Rent Information

- a) The current Ground Rent payable is £175.00 per annum - TBC
- b) The Ground Rent is next due to be reviewed



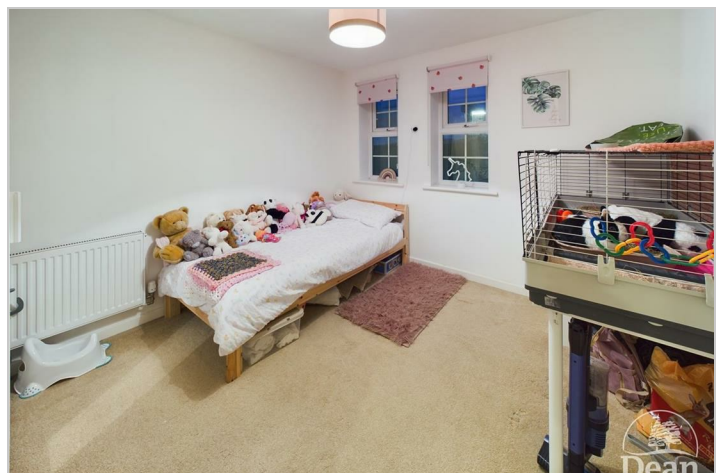
on 1 Jan 2034

c) The Rent is reviewed by reference to the Retail Price Index (RPI).

d) The current account balance is £0.00.

**Agents Note:**

Please note that the seller of this property has a connected interest with Dean Estate Agents Ltd, being an employee of the firm.



## Road Map



## Hybrid Map



## Terrain Map



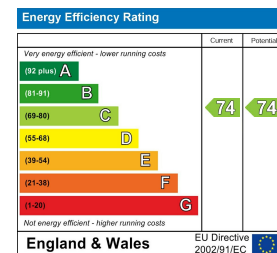
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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