



## 4 Pampas Court, Gloucester, GL4 0TB

Offers Over £150,000

Thomas & Thomas property are pleased to be offering this well presented ground floor apartment in the popular development Copeland Park, Tuffley.

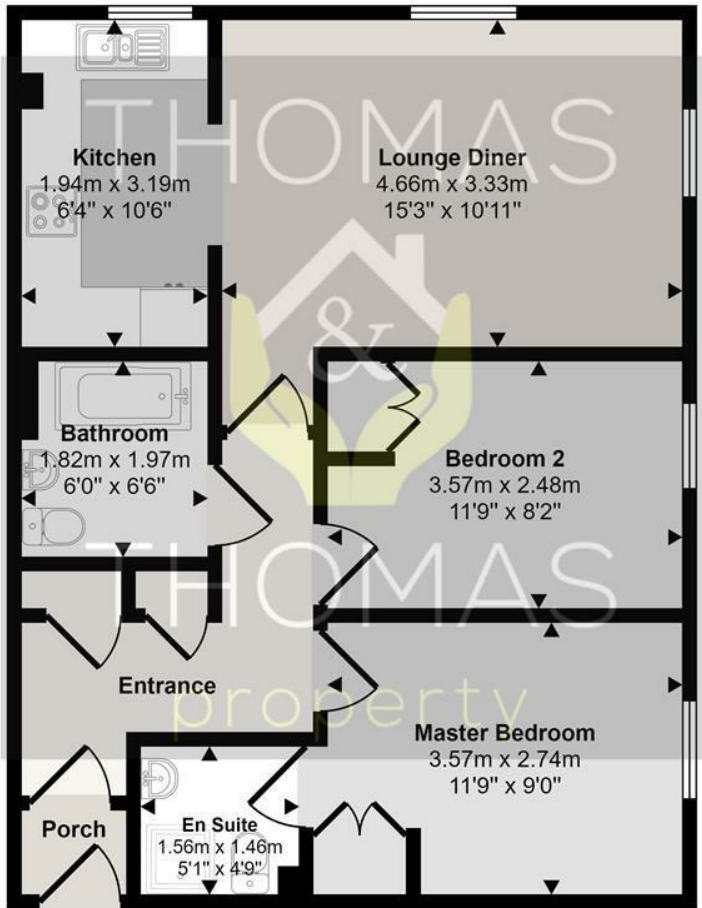
Briefly comprising of, porch area leading to entrance hallway. Open plan lounge/diner and kitchen. Two double bedrooms both with fitted wardrobes and the master bedroom benefiting from an en suite and finally family bathroom.

The apartment benefits from gas central heating, double glazing throughout and an allocated parking space. This beautiful apartment would be a great first home or investment.

- Ground Floor
- Two Bedroom Apartment
  - En Suite to Master
  - Open Plan Living
- Allocated Parking Space
- Gas Central Heating



Approx Gross Internal Area  
59 sq m / 634 sq ft

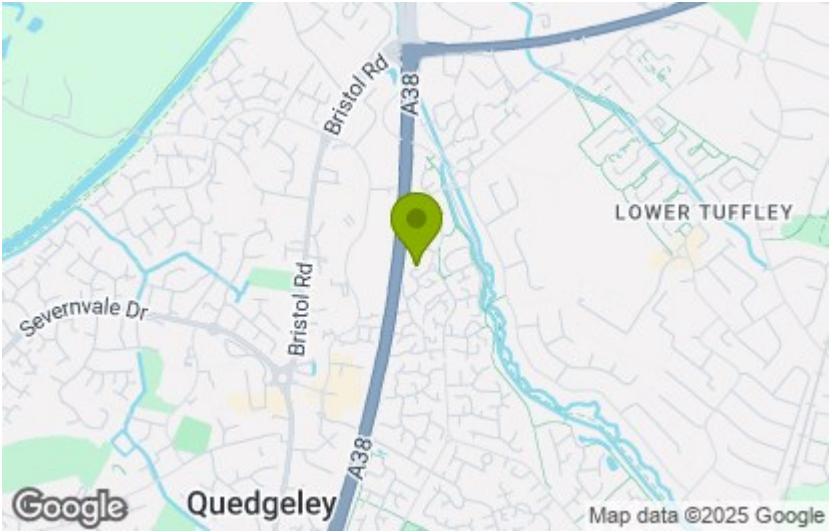


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.