



Flat 4 21 Bowthorpe Drive, Gloucester, GL3 4FS £1,000 Per Calendar Month

Positioned on the first floor within this modern development of Brockworth is this well presented two double bedroom apartment. The property offers an entrance hall with fitted storage, a six metre lounge which is open plan with the kitchen and has space for a dining table and chairs and bedroom one benefits from a built in wardrobe and en-suite facilities. Both bedroom one, two and the lounge have Juliet balconies allowing the natural light to filter through giving this apartment a real feeling of space.

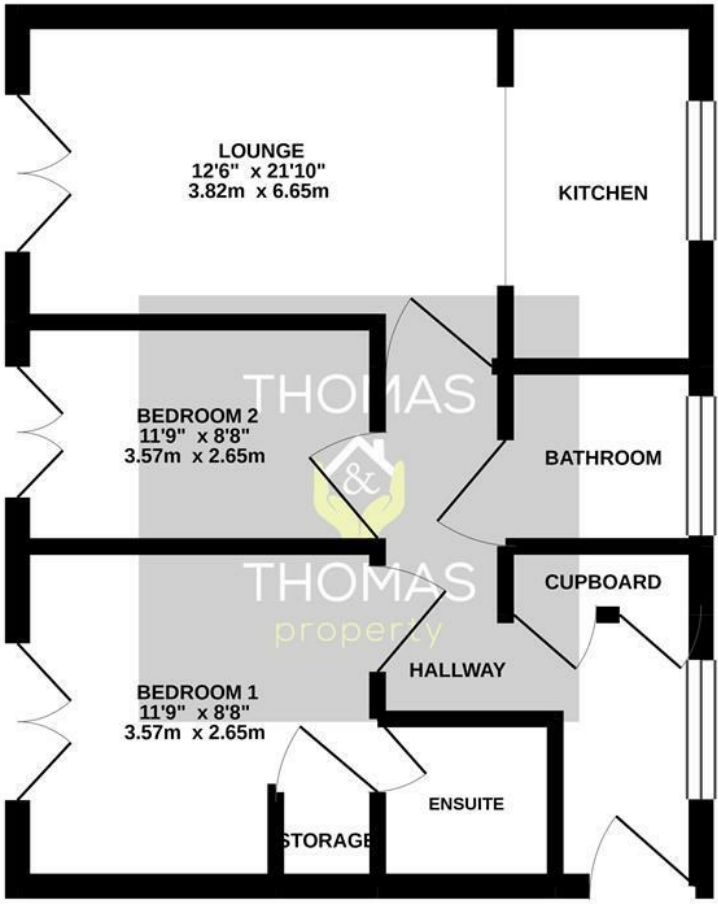
The block itself is located within the Coopers Edge development offering fantastic access to the M5 motorway (junction 11A) allowing commuting both North & Southbound along with access to the A417 to Oxford & Cirencester

The apartment further offers gas central heating and an allocated parking space.

Available January!

- First Floor
- Two Double Bedrooms
- En-Suite
- Allocated Parking
- Well Presented
- Available January

GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 330 sq.ft. (30.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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| 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 | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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