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Property Sales & Lettings



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**Station Road Gloucester,  
GL3 2JT**

**£190,000**

**Churchdown Village Location**

**5 x One Beds**

**Prices from £195,000.00**

**Exquisitely Refurbished Victorian House now  
Arranged as Ten Apartments**

**5 x Two Beds**

**Communal Gardens and Parking for All**

# Station Road Gloucester, GL3 2JT

£190,000

Move Estate Agents are delighted to market this exquisitely refurbished Victorian house in the heart of Churchdown Village, now arranged as ten, one and two-bedroom apartments. Each apartment has been sculpted in its own way and finished to a high standard throughout by the well-renowned developer. Due to their versatility, there is a suitable property for every buyer.

Sandfield Court has been extended, fully remodelled and finished to the very highest standard, with each contemporary apartment providing open-plan living and a parking space. Churchdown is a popular village ideally positioned between Gloucester and Cheltenham, providing excellent access whilst offering all you could need within the village. Directly opposite is the highly regarded Churchdown Village School.

The apartments are spread across three floors with an even mix of individual one and two-bedroom properties. Six of the apartments are within the old original building and as a result, some boast features such as bay windows and high ceilings. The developer has retained and restored as many of the original features providing a unique offering. The remaining four apartments are in the extension to the rear of the building. All apartments are double-glazed and have gas central heating.

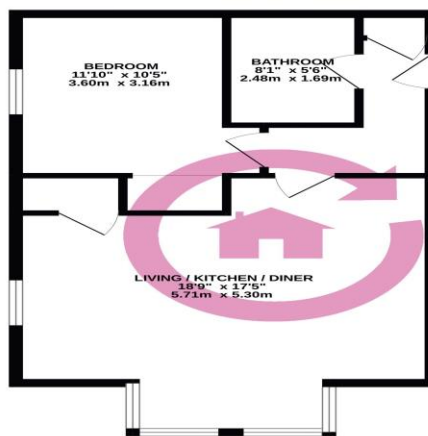
Externally there are wonderful communal gardens and allocated off-road parking.

Tenure: Leasehold with 125 years remaining  
Ground Rent: Peppercorn  
Service Charge: £943.44  
EPC: C

\*Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Dimensions should not be relied upon for flooring or furniture. Please note, some of current images are CGIs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
538 sq. ft. (50.0 sq. m.) approx.



TOTAL FLOOR AREA: 538 sq. ft. (50.0 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 details are approximate and may vary slightly in order to allow for any minor deviations in construction. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other details with the seller or their solicitor. The floorplan is not intended to be used as a basis for any legal proceedings. The floorplan is not intended to be used as a basis for any legal proceedings. The floorplan is not intended to be used as a basis for any legal proceedings.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.