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Property Sales & Lettings



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**Station Road Gloucester,
GL3 2JT**

£255,000

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

£255,000

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.

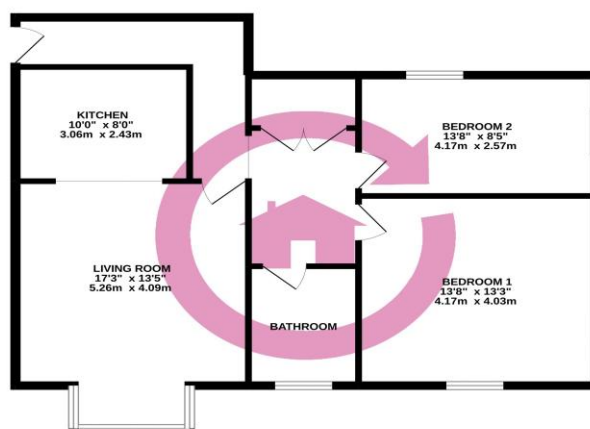
Externally there are wonderful communal gardens and allocated off-road parking.

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
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, room and plot area are approximate and do not constitute a contract. The floor plan is for information only and does not constitute a contract. The service, structure and specifications shown here are based on the current plans and are subject to change without notice.