

# Farr & Farr

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**PRICE: £69,950**

**REF: CD23534**

**7 Sweetbriar House  
Chapel Hay Lane  
Churchdown  
Gloucester  
GL3 2HS**



(Actual unit not shown)

**A GROUND FLOOR ONE BEDROOM RETIREMENT  
FLAT IN THIS POPULAR DEVELOPMENT IN THE  
HEART OF CHURCHDOWN VILLAGE**

SITTING ROOM: BEDROOM: BATHROOM: KITCHEN: COMMUNAL FACILITIES:  
NIGHT STORAGE HEATING: NO ONWARD CHAIN

Estate Agents

Surveyors

Valuers

Website: [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**FOUR LOCAL OFFICES**

## 7 SWEETBRIAR HOUSE CHAPEL HAY LANE CHURCHDOWN GL2 2HS

Situated on the ground floor this one bedroom retirement flat forms part of this popular complex situated in the heart of Churchdown Village close to the amenities on offer within Blacksmith Lane. Sweetbriar House is an extremely well presented retirement complex boasting several communal facilities to include gardens, roof top garden with splendid views, laundry room, residents lounge and guest rooms available for a nominal charge. Warmed by night storage heating the accommodation is arranged as follows :-

Communal entrance doorway with intercom to various flats: -

**COMMUNAL HALL:** Well appointed corridor leading to flat 7: -

**ENTRANCE HALL:** Wall mounted night storage heater. Intercom to front door. Alarm pull cord. Power point. Airing cupboard housing lagged tank with immersion heater on Economy 7 and slatted shelving. Smoke detector. Doors to: -

**SITTING ROOM:** 18'6 (5.64m) x 11'5 (3.47m). Wall mounted night storage heater. Telephone point. Power points. T.V. point. F.M. Ariel point. Coving to ceiling. Double glazed window to front elevation. Useful storage cupboard with shelving. Opening through to: -



**KITCHEN:** 7'11 (2.40m) x 5'7 (1.70m). Fitted kitchen comprising wall and base units with roll edge laminated work surfaces. Stainless steel single drainer sink unit. Electric cooker point. Part tiled walls. Plumbing for automatic washing machine. Space for under work surface fridge and freezer. Power points. Wall mounted convector heater. Double glazed window to front elevation.



**BEDROOM:** 16'7 (5.06m) x 8'7 (2.61m). Wall mounted night storage heater. Power points. Telephone point. T.V. point. Double glazed window to front elevation.

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**BATHROOM:** Coloured suite comprising vanity wash hand basin with cupboards beneath. Wood panelled bath with 'Mira Sport' electric shower over. Low level W.C. Wall mounted convector heater. Extractor fan. Fluorescent light with shaver point. Fully tiled walls.

### **COMMUNAL FACILITIES:**

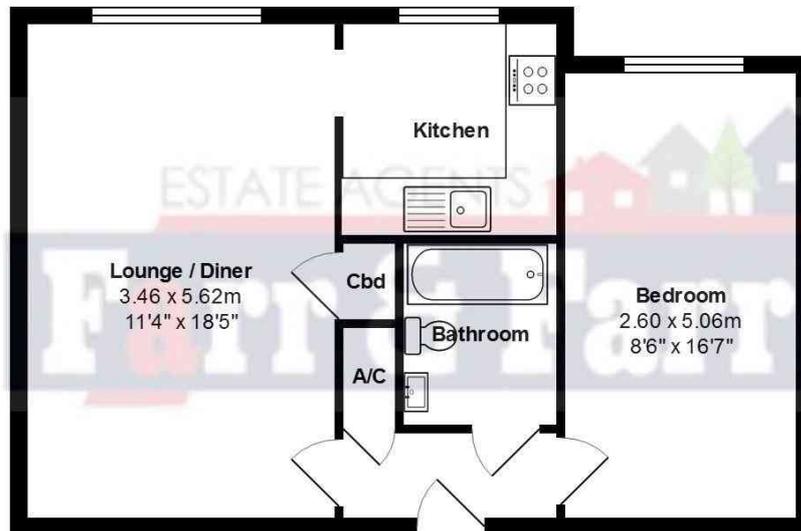
Communal garden for residents use and an unusual roof top garden with far reaching panoramic views. Communal laundry room with washing machines and dryers. Residents lounge. Two guest rooms available at a nominal charge.



**TENURE:** 125 years from 1989

**MAINTENANCE CHARGES:** £2421.81 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

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### 7 Sweetbriar House, Chapel Hay Lane, Churchdown, Gloucester. GL3 2HS

Approx Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk)  
This plan is for layout guidance only. Not drawn to scale, unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

**ENERGY  
RATING:**

**C - 69**

**AGENTS NOTE:**

**ALL MEASUREMENTS ARE APPROXIMATE**

**VIEWING:**

**BY APPOINTMENT VIA THE AGENT**