



45 The Manor, Church Road, Churchdown, Gloucester, GL3 2HT

£170,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in Churchdown Village, is this well-maintained FIRST FLOOR, two bedroom apartment forming part of the ever popular, The Manor. In the village you'll find yourself surrounded by the charm of local shops, parks, and community centres. This residence isn't just a home; it's a key to a vibrant and connected community.

The heart of this residence lies in its thoughtfully designed communal spaces. Residents have exclusive access to a communal sitting room, providing the perfect setting for socializing or simply enjoying a quiet afternoon with other residents. The communal laundry facilities ensure convenience, making day-to-day chores a breeze without the need to leave the comfort of your community.

- Village Location
- Communal Facilities
- Two Bedrooms
- Rentable Guest Room In Block For Residents Guests
- Council Tax Band: B
- Over 55 Development
- First Floor
- Potential For Stair Lift To Be Installed
- EPC Rating: C

Agents Note

Leasehold.

125 years from 1987


Service Charge: £379.20 per quarter

Buildings Insurance: £49.00 per annum

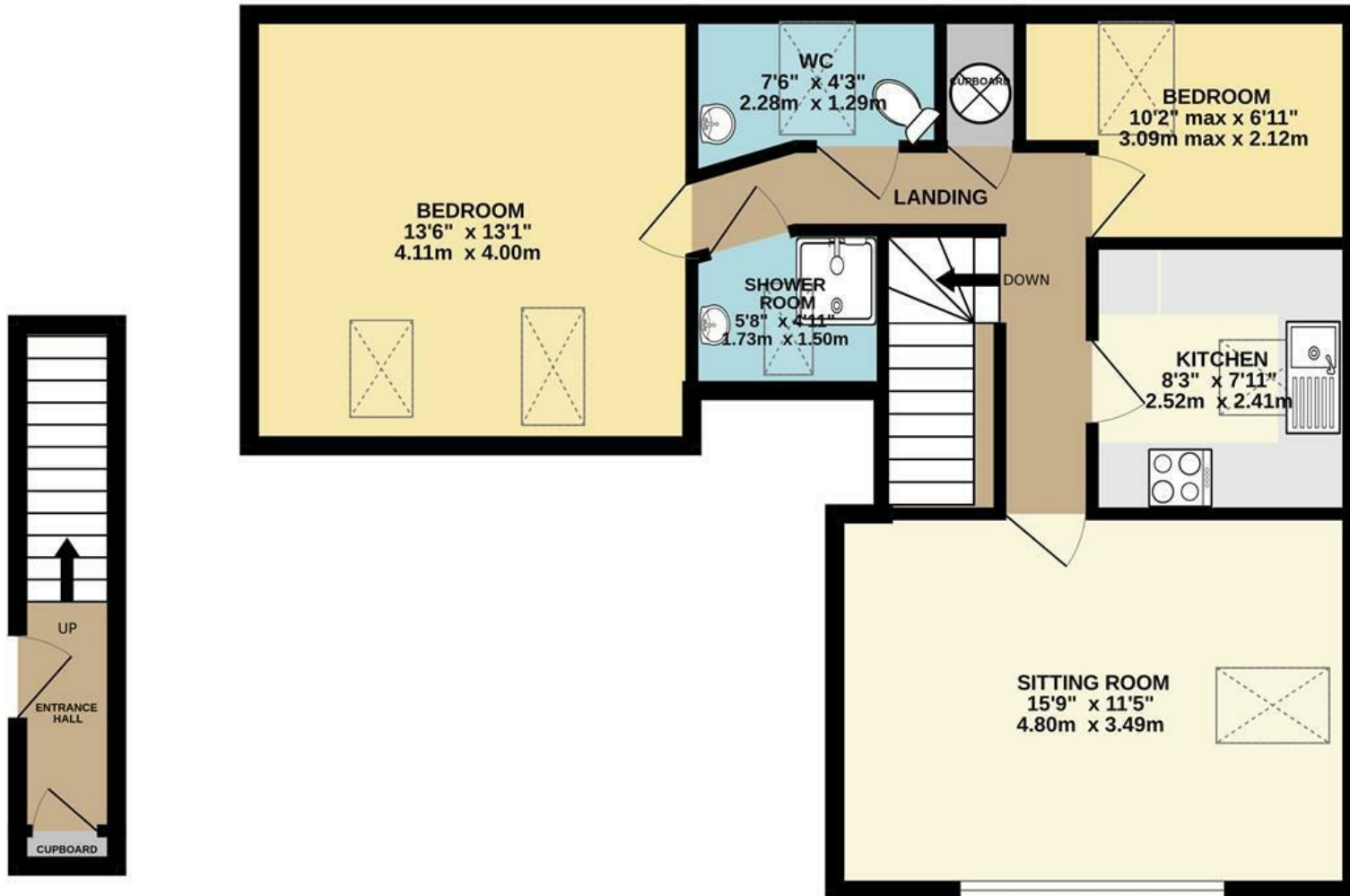
EPC Rating: C

Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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