



6 Alms Close, Churchdown, GL3 2HY

£215,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Welcome to this charming ground floor apartment located in the desirable Alms Close, Churchdown. This delightful property boasts a spacious layout with open plan kitchen-living room, dining room/conservatory, two generous bedrooms, and bathroom.

Built in the early 2010s, this modern apartment features a contemporary design that is both stylish and functional. The property includes a dining room that leads out to a surprisingly generous rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

One of the standout features of this apartment is the ample parking space available, with room for two vehicles, ensuring convenience for you and your guests. Additionally, being sold with no onward chain, you can enjoy peace of mind and flexibility in your ownership.

Whether you are a first-time buyer, a small family, or someone looking to downsize, this apartment offers a comfortable and convenient living space in a sought-after location. Don't miss out on the opportunity to make this lovely apartment your new home in Churchdown.

Agents Note.

Leasehold.

Lease length: 125 years from March 2011 - 112 years remaining.

There are no service charges or ground rent.

EPC Rating: C76


Council Tax Band: A

Mains Gas, Electric and Water are connected.

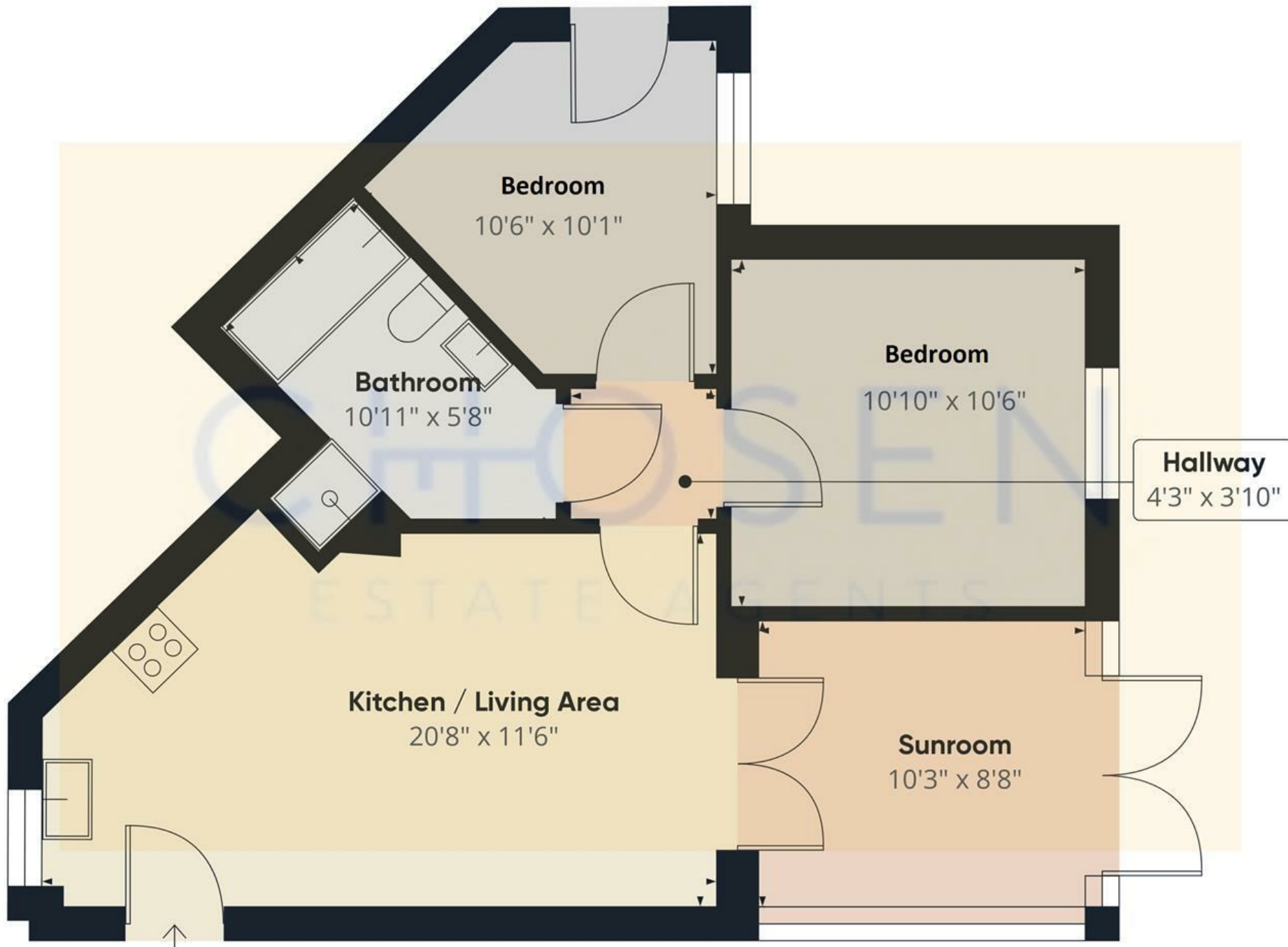
Fibre Broadband is available in the area

- Two Bedroom Ground Floor Apartment
- Two Sizeable Bedrooms
- Enclosed Rear Garden With Rear Access
- EPC Rating: C76
- Kitchen-Living Room And Dining Room
- Two Off Road Parking Spaces
- No Onward Chain
- Council Tax Band: A

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
611.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.