



Flat 20, Priory Court Albemarle Road, Churchdown, Gloucester, GL3

2HE  
£80,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Welcome to this well presented first floor, two bedroom apartment found in Priory Court, an over 55s residence located in the heart of the ever popular Churchdown Village.

Close to shops and on the bus route to Cheltenham and Gloucester, this property benefits from a well-appointed kitchen, sizeable living room, two bedrooms and the shower room.

The property has the added advantage of the use of communal gardens and communal parking.

- Two Bedrooms
- First Floor Apartment
- Over 55's Complex
- Popular Village Location
- Communal Parking For Residents And Guests
- Communal Gardens
- Council Tax Band: B
- EPC Rating: E53

Agents Note.

Leasehold.

Lease term: 125 years from 01.06.2018 - 118 years remaining.


Service charges and ground rent: £315 per month

Mains electric, water and drainage are connected to the property.

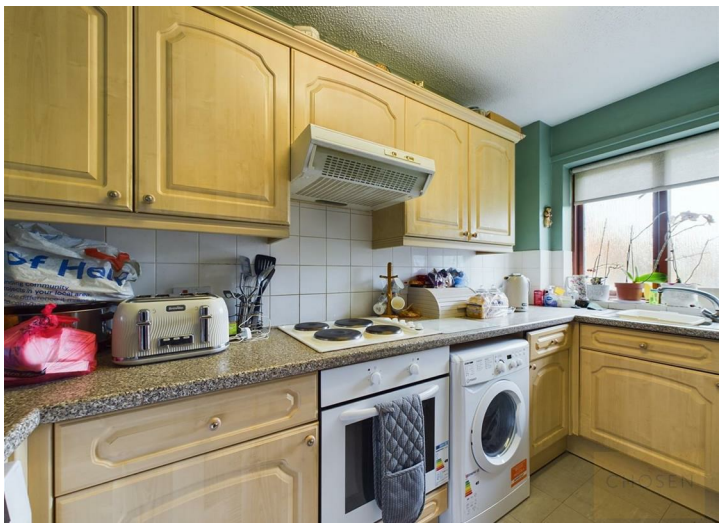
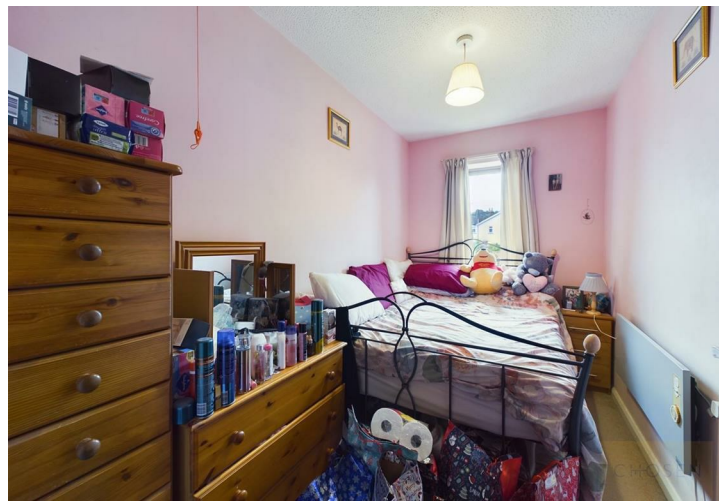
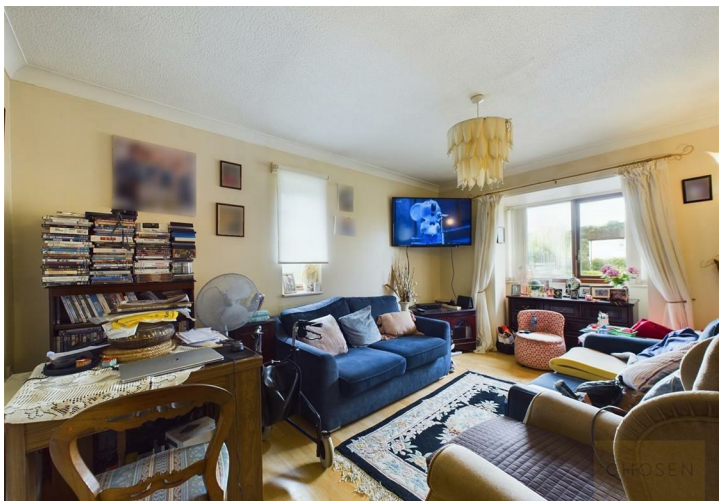
EPC Rating: F22

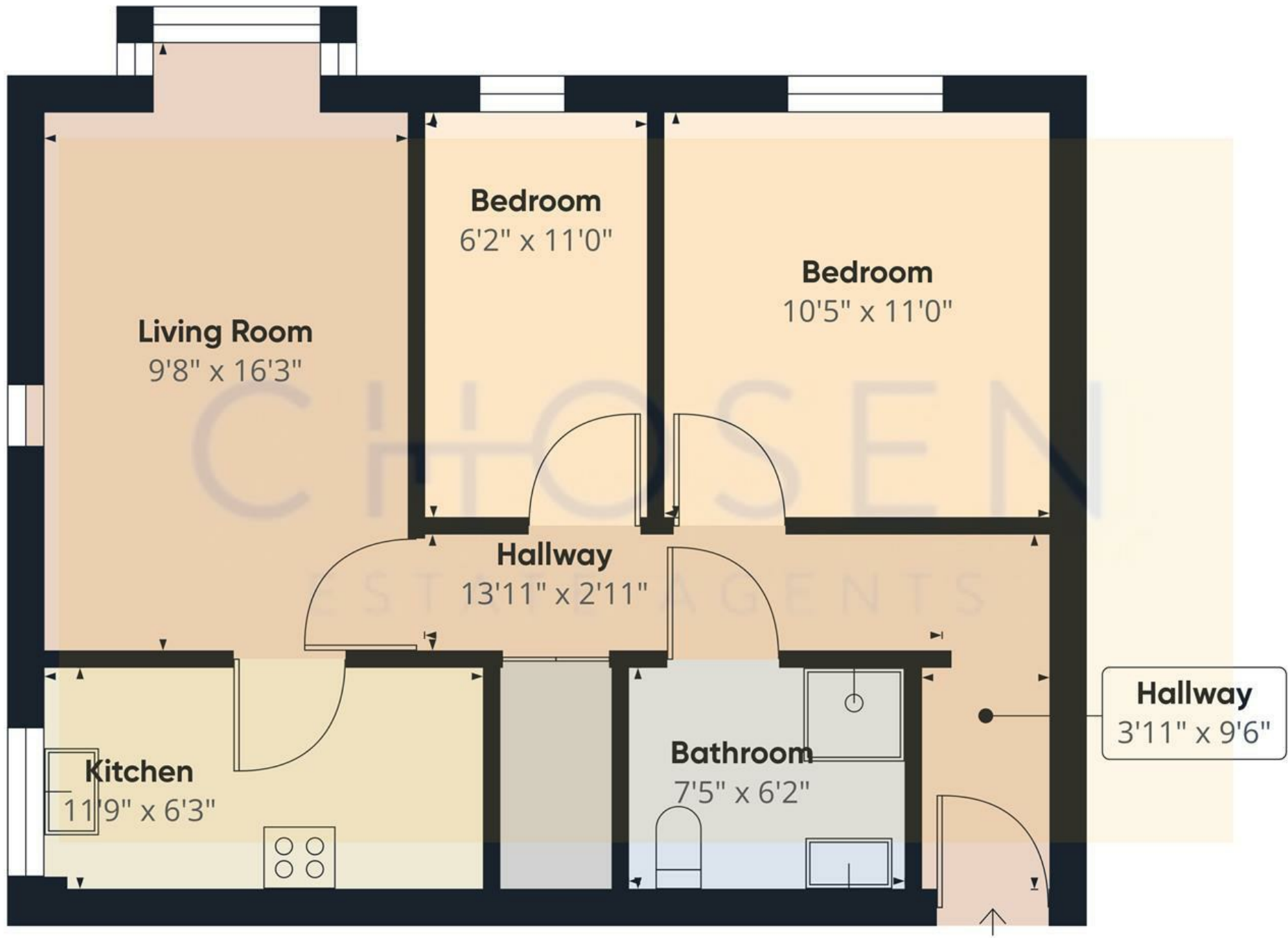
Tewkesbury Borough Council: Band B

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	53	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>  
551.27 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.