



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

£225,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in the highly desirable 'The Manor' complex in Churchdown Village, this delightful two-bedroom apartment is exclusively for over 55s and is offered to the market with no onward chain.

The property boasts a modernised bathroom, a separate well-equipped kitchen, and a spacious sitting room with dual-aspect windows that provide stunning views. The sitting room also opens onto a private balcony, perfect for enjoying the tranquil surroundings.

Residents benefit from communal facilities, including a laundry room with washers and dryers, and a communal sitting room ideal for socialising. Parking is available on a first-come, first-served basis.

This apartment combines comfort, convenience, and community living in a peaceful village setting—perfect for those seeking a relaxed and secure lifestyle.

Agents Note.

Leasehold.

EPC Rating: C77

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.


LEASE INFO: 125 years from 1987

Service Charge of Approx. £398 per quarter

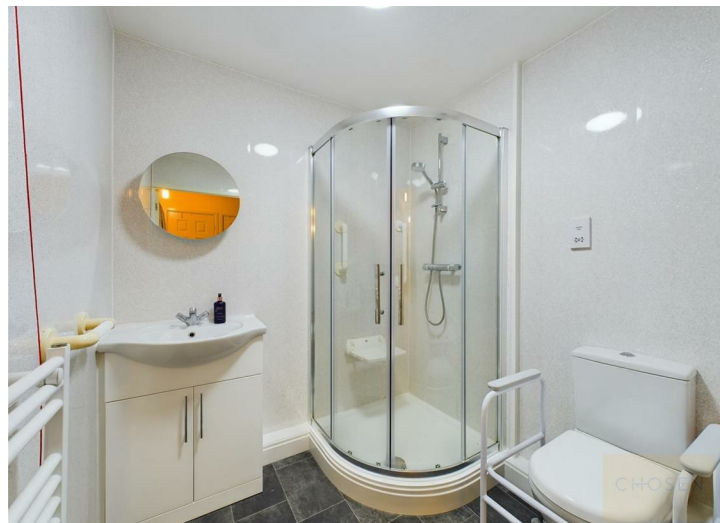
Buildings Insurance of Approx. £130 per annum

- Over 55s Apartment
- No Onward Chain
- Popular Village Location
- First-come, First-served Parking
- Private Balcony
- Communal Facilities Available
- Council Tax Band - B
- EPC Rating - C77

## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   | 77  | 78        |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |









Approximate total area<sup>(1)</sup>  
543.9 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.

Calculations are based on RICS IPMS 3C standard.

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