

28 The Manor Church Road, Churchdown, Gloucester, GL3 2HT £220,000



THE PROPERTY

Situated in the highly desirable 'The Manor' complex in Churchdown Village, this delightful twobedroom 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 tranguil surroundings.

communal sitting room ideal for socialising. Parking is available on a first-come, first-served basis.

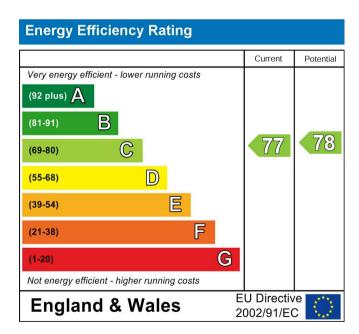
This apartment combines comfort, convenience, and community living in a peaceful village setting perfect for those seeking a relaxed and secure lifestyle.

Residents benefit from communal facilities, including a laundry room with washers and dryers, and a

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. Firstserved Parking
- Private Balcony
- Communal **Facilities Available**
- Council Tax Band • EPC Rating C77 В











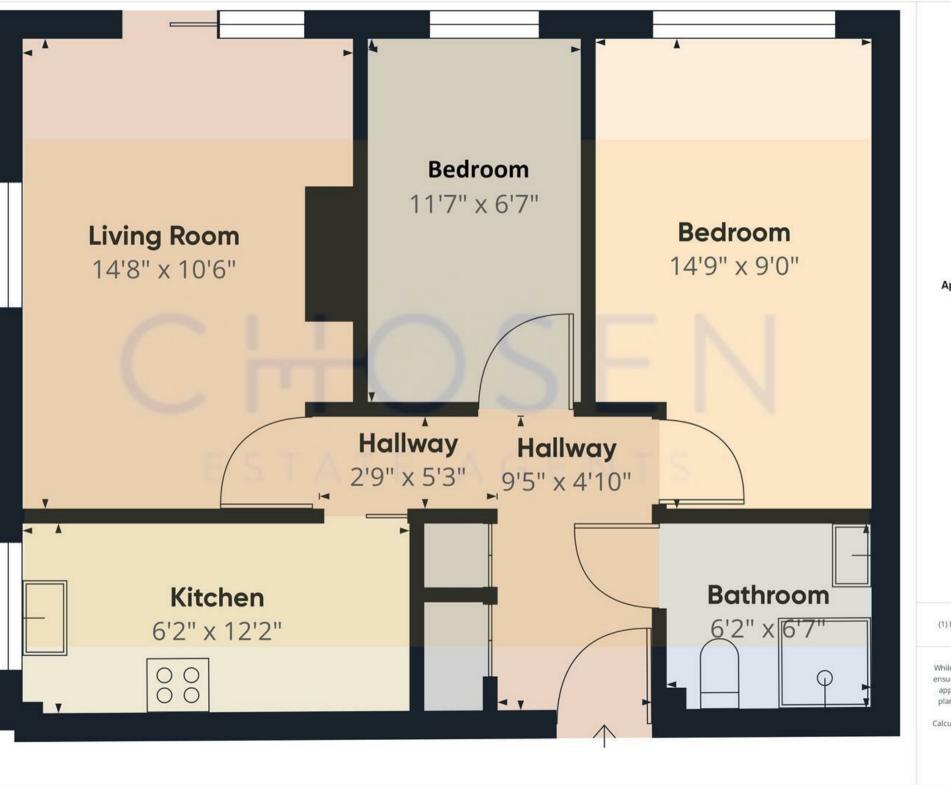












Approximate total area⁽¹⁾

543.9 ft²

(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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