



124 Golden Vale, Churchdown, Gloucester, Gloucestershire, GL3 2LX

£100,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the sought-after area of Golden Vale, Churchdown, this top floor studio flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room that seamlessly integrates with the sleeping area.

The flat features a neatly appointed bathroom, ensuring convenience and comfort for its occupants. Currently, there is a tenant in situ, providing a steady rental income of £650 per calendar month, making this an attractive investment option with immediate returns.

Golden Vale is renowned for its vibrant community and accessibility to local amenities, making it a popular choice for those seeking a blend of urban living and tranquillity.

With no onward chain, this property is ready for a smooth transition, allowing you to settle in or continue with the current tenancy without delay.

Agents Note.

Leasehold.

Lease length: 999 years from October 1982 - 957 years remaining.

Service Charges: £84 per calendar month.

EPC Rating: D60

Tewkesbury Borough Council Band: A

Mains Electric and Water are connected.

Fibre Broadband is available in the area.


Flood Risk:

Rivers & Seas: No Risk

Surface Water: Very Low

- Top Floor
- Studio Apartment
- Fantastic Buy To Let • Popular Location
- Investment With
- Tenant In Situ
- No Onward Chain
- Garage
- EPC Rating: D60
- Council Tax Band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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⁽¹⁾

334.34 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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