



8 Watermoor Court Pirton Lane, Churchdown, Gloucester, GL3 2SD

£180,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This beautifully presented three-bedroom ground-floor apartment offers a fantastic opportunity for those seeking spacious and convenient living with the added benefit of outdoor space.

The property boasts its own private entrance, leading into a welcoming hallway that provides access to all key living areas. The generously sized living room is bright and inviting, with double doors that open onto a private front garden, creating a wonderful indoor-outdoor flow. In addition to this, residents also have access to a communal rear garden, offering further outdoor space to enjoy.

The modern kitchen is well-designed with ample storage and workspace, making it both functional and stylish. The apartment comprises three bedrooms—two well-proportioned doubles and a third versatile room, ideal as a home office or study. A modern family bathroom completes the interior, featuring a shower, WC, and washbasin.

A further standout feature of this property is the private store room, providing valuable additional storage. There is also a communal car park.

Located in a desirable area, this home is close to local amenities, transport links, and green spaces, making it an excellent choice for professionals, small families, or those looking to downsize.

Agents Note

Leasehold.

Lease length: 125 years from 1986 - 87 years remaining.

Service Charges: £528 per annum.

EPC Rating: C71


Council Tax Band: A

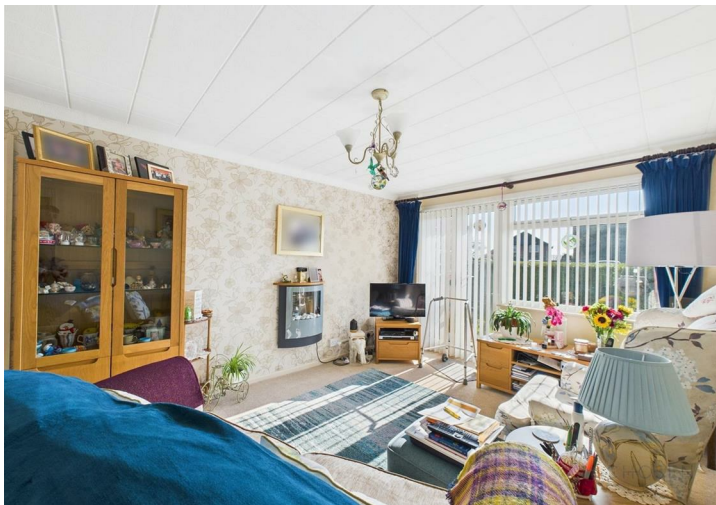
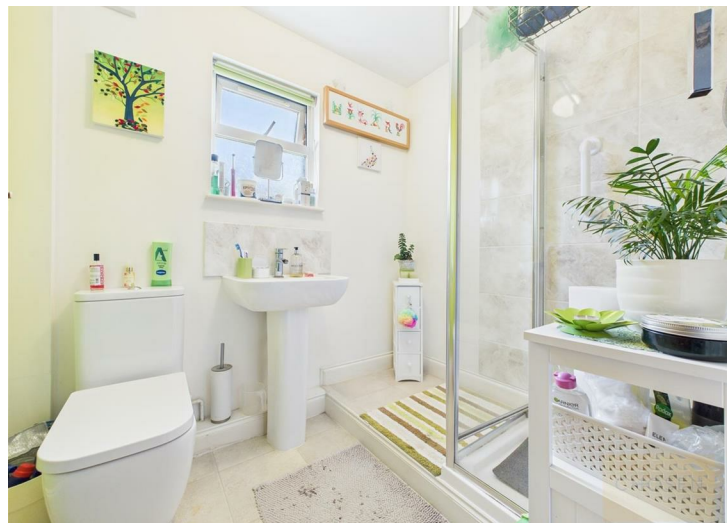
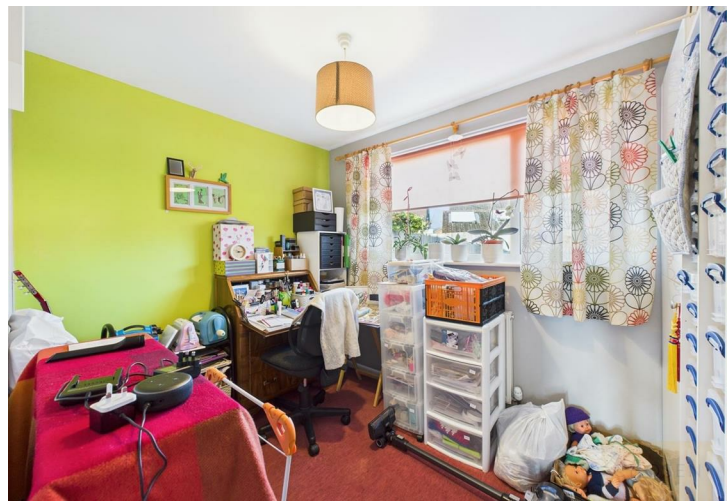
Mains Gas, Electric and Water are connected.

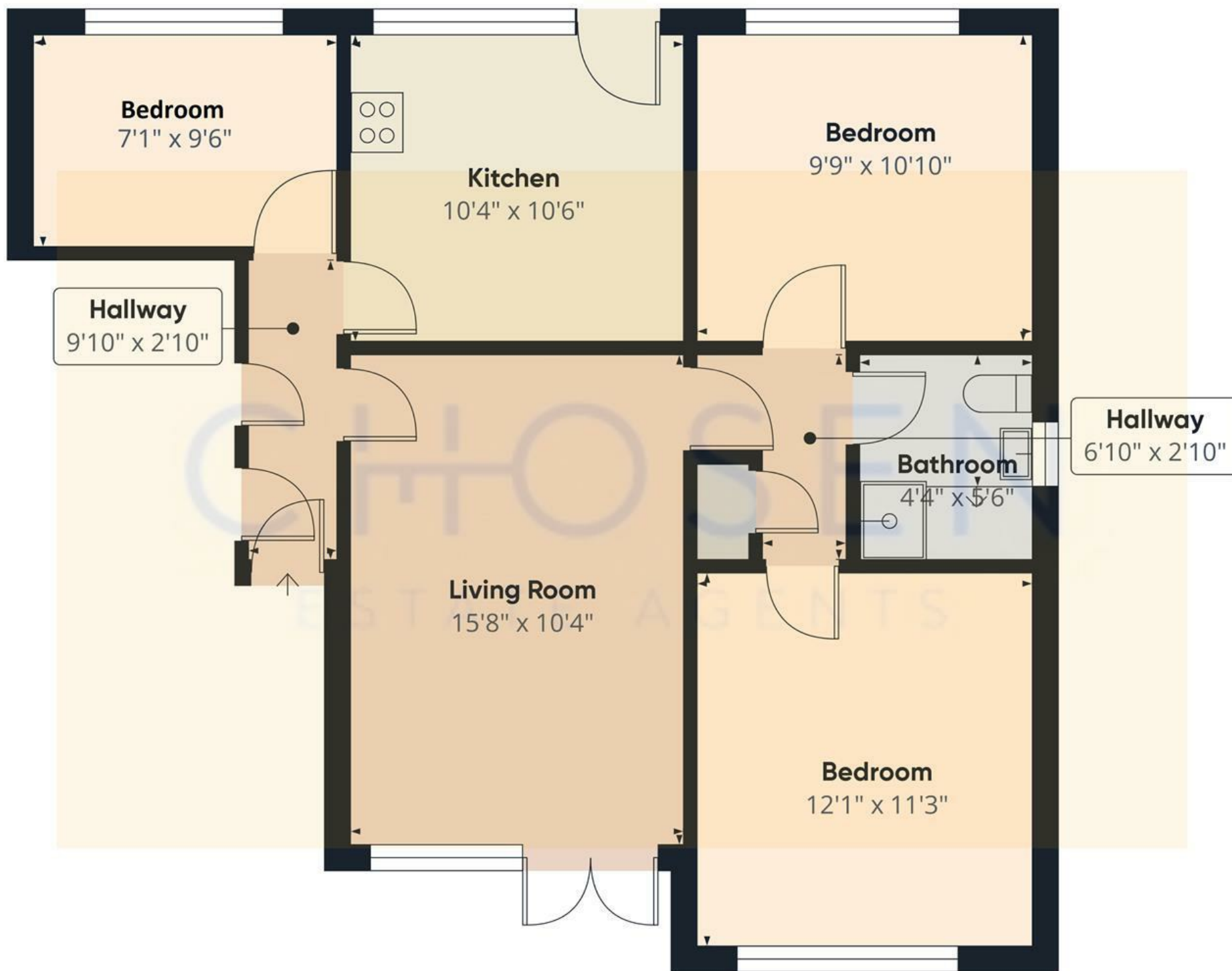
Fibre Broadband is available in the area

- Ground-floor apartment
- Spacious living area
- Communal Garden
- Private front garden
- Private store room
- EPC Rating: C71
- Council Tax Band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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⁽¹⁾
684.15 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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