



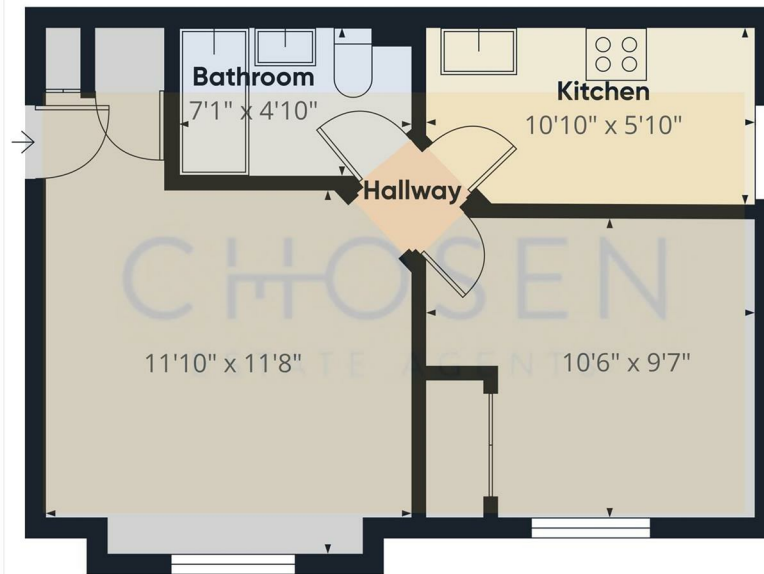
8 Kerria Court Vervain Close, Churchdown, Gloucester, GL3 1LT

£800 PCM

TO LET

CHOSEN  
ESTATE AGENTS

- Available end of June 2025
- Double Bedroom
- Electric Heating
- One Allocated Parking Space
- EPC Band C
- Separate Kitchen
- Shower over Bath
- Double Glazing
- Council Tax Band A
- First Floor - No Lift



Approximate total area<sup>(1)</sup>  
355 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.

GIRAFFE360

## THE PROPERTY

Chosen Estate Agents are proud to offer this beautifully presented first floor one double bedroom apartment in the desirable Churchdown area with allocated parking. Kerria Court is situated in Vervain Close just off Innsworth Lane in Churchdown all but equidistant to Cheltenham and Gloucester alike.

This apartment offers lounge, one double bedroom with built in double wardrobe, kitchen built in oven and hob. There is plumbing for a washing machine. Fridge freezer not included. Parking is allocated off road parking for up to one vehicle with additional visitor parking nearby. The apartment also benefits from double-glazing and is warmed by modern electric heating.

Sorry no smokers. NO PETS

Holding Deposit: £184.00 based on 1 weeks' rent of asking price

Security Deposit: £923.00 based on 5 weeks' rent of asking price

Council Tax band: A

Local Authority: Tewkesbury Borough

EPC Band: C

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Heating

Mobile phone coverage: i.e EE, Vodafone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

## SITUATION

A one double bedroom first floor apartment in Kerria Court, Vervain Close, Churchdown, Gloucester. Contact Farr and Farr on 01452 857 421.

## Directions

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)