



Flat 7 Sweetbriar House Chapel Hay Lane, Churchdown, Gloucester, Gloucestershire, GL3

2HS

£75,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This lovely one bedroom retirement apartment is positioned on the ground floor of this popular OVER 55'S residence, to include an 18ft sitting room, kitchen, bathroom and generous double bedroom.

The communal facilities include a lift, living area, laundry room, and a recently renovated rooftop garden with stunning views over Chosen Hill and the surrounding countryside.

Sweetbriar House is situated on Chapel Hay Lane at the heart of Churchdown Village ideally located for commuting to both Cheltenham and Gloucester alike and served by good local amenities.

Furthermore, this property is offered to the market with no onward chain with furniture included if required.

Agents Note

Leasehold.

Lease length: 125 years from 1st January 1987 - 87 years remaining.

Service Charges: £2269.43 per annum as of 23/10/2024.

EPC Rating: C69

Council Tax Band: A

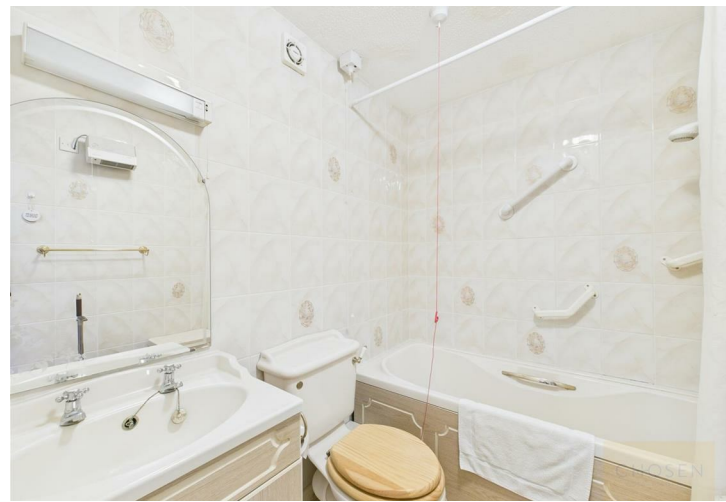
Mains Electric and Water are connected.

Fibre Broadband is available in the area

- Ground Floor
- One Double Bedroom
- Separate Kitchen
- No Onward Chain
- Communal Facilities
- Village Location
- Close To Amenities
- EPC Rating: C69
- Council Tax Band: A
- Furniture can be included

Energy Efficiency Rating

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



Living Room
18'4" x 11'3"

Kitchen
5'6" x 7'10"

Bathroom
6'8" x 5'7"

Bedroom
16'6" x 8'6"

Hallway
3'1" x 7'9"

Approximate total area⁽¹⁾
471 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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