



Flat 12, Watermoor Court Pirton Lane, Churchdown, GL3 2SD

£170,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Welcome to this charming three-bedroom apartment located on Pirton Lane in the sought-after Churchdown.

Situated on the top floor, this property offers a cosy yet modern feel with a well-proportioned reception room ideal for relaxing or entertaining. One of the highlights of this apartment is the south-west facing balcony from the living room, where you can enjoy the fantastic views and unwind after a long day.

There are three generous bedrooms, providing the perfect space for anyone looking to work from home. The kitchen-breakfast room offers a light and airy space enhanced by the Juliette balcony to the rear of the property.

The modern shower room completes the internal accommodation.

Additionally, the communal parking and gardens provide convenience and a touch of greenery to the property.

Churchdown is a popular location known for its community feel and proximity to local amenities, making it an ideal place to call home.

Agents Note.

Leasehold.

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

Service Charges: £306.22 per annum.

EPC Rating: C73


Council Tax Band: A

Mains Gas, Electric and Water are connected.

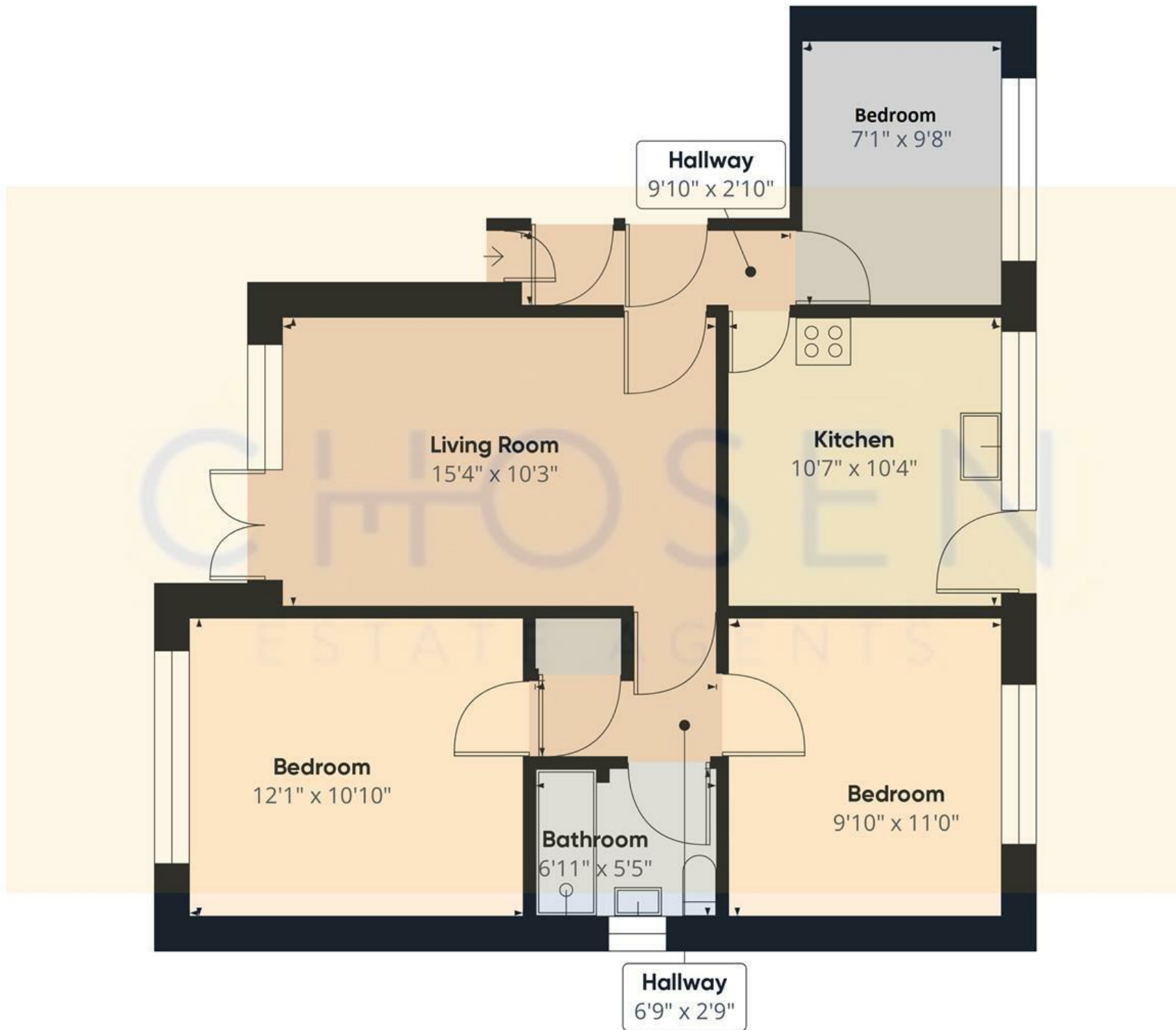
Fibre Broadband is available in the area

- Three Bedroom Apartment
- Communal Parking And Gardens
- Popular Churchdown Location
- EPC Rating: C73
- Top Floor
- South West Facing Balcony With Views
- Great Buy To Let Investment/First Time Purchase
- Council Tax Band: A

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
677.59 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.

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