

Flat 39, The Manor Church Road, Churchdown, Gloucester, GL3 2HT

£70,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

** FOR SALE BY MODERN METHOD OF AUCTION **

A well-presented two bedroom first floor retirement apartment, exclusively for the over 55s, ideally located in the popular village of Churchdown and offered with no onward chain. The property boasts an extra wide stairway to accommodate a stair lift.

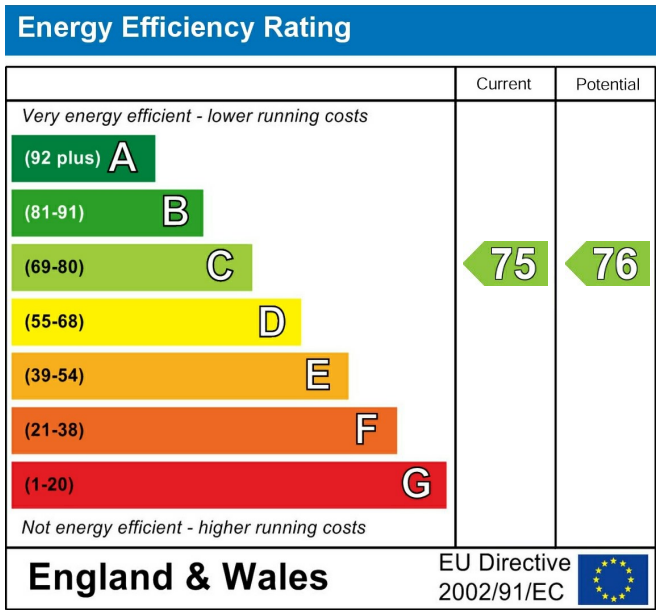
This bright and spacious first floor apartment is situated within a well-maintained and friendly retirement development, conveniently positioned close to local amenities, transport links and green spaces.

The accommodation comprises a generous living/dining room with plenty of natural light, and a fitted kitchen with a range of wall and base units. There are two well-proportioned bedrooms, with the main bedroom benefiting from built-in storage, along with a shower room designed with ease of access in mind.

The development offers a secure and peaceful environment for residents aged 55 and over, with well-kept communal areas and attractive surroundings. The first floor position provides an elevated outlook while still benefiting from easy access within the building.

Further benefits include double glazing, electric heating, and no onward chain, making this an ideal opportunity for a straightforward and stress-free purchase.

- Sold by Modern Auction
- Subject to Reserve Price
- Two Bedroom Maisonette
- Over 55's Complex
- No Onward Chain
- Close To Local Amenities
- The Property Boasts An Extra Wide Stairway To Accommodate A Stair Lift
- EPC Rating: C75
- Council Tax Band: B



Agents Note.
Leasehold.
No pets allowed
EPC Rating: C75
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are believed to be connected.
Fibre Broadband is available in the area.

LEASE INFO: 125 years from 1987
Service Charge of Approx. £398 per quarter
Buildings Insurance of Approx. £130 per annum

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data

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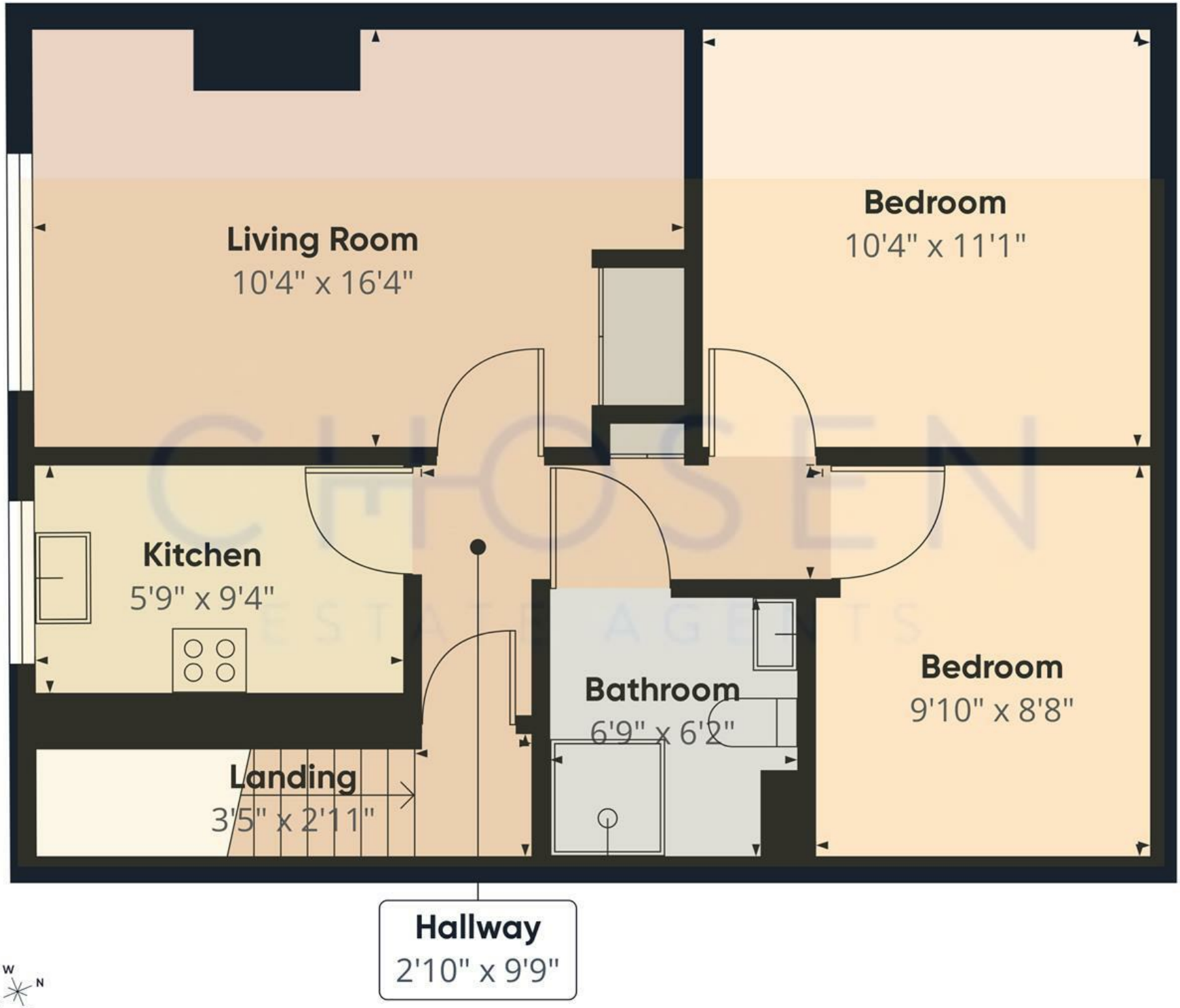












Approximate total area[1]

510 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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