



Flat 16a, Sweetbriar House Chapel Hay Lane, Churchdown,
Gloucester, GL3 2HS

£130,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the heart of the highly desirable Churchdown Village, this beautifully presented two-bedroom duplex apartment offers a fantastic opportunity for those seeking comfortable, low-maintenance living within a popular over-55s development. Arranged across two floors, the property enjoys a unique layout that provides a more traditional, house-like feel while retaining the convenience of apartment living.

Accessed from the first floor of the building, the accommodation opens into a spacious and welcoming entrance hallway. The modern kitchen offers plenty of storage and worktop space, while the generously sized living room benefits from dual-aspect windows, allowing natural light to flood the room and creating a bright and inviting space to relax or entertain.

Stairs lead to the upper floor, where there are two well-proportioned bedrooms and a contemporary shower room. The landing also offers additional versatility, having previously been utilised as a compact home office, ideal for those looking for a dedicated space for hobbies, reading or everyday tasks.

One of the real highlights of the development is the recently refurbished communal rooftop terrace, which enjoys impressive 360-degree panoramic views stretching across Gloucester and towards Cheltenham. This wonderful outdoor space provides the perfect setting to enjoy a morning coffee, socialise with neighbours or simply take in the surrounding scenery.

Ideally positioned in the centre of Churchdown Village, the property is within easy reach of local shops, amenities, bus routes and everyday conveniences, making it an excellent choice for those looking to enjoy independent village living.

Combining spacious accommodation, a distinctive duplex layout and fantastic communal facilities, this charming apartment offers something a little different within the over-55s market.

Agents Note

Leasehold.

No pets allowed

Lease length: 125 years from 1st January 1987

- 87 years remaining.

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

No pets allowed.

EPC Rating: TBC

Council Tax Band: B

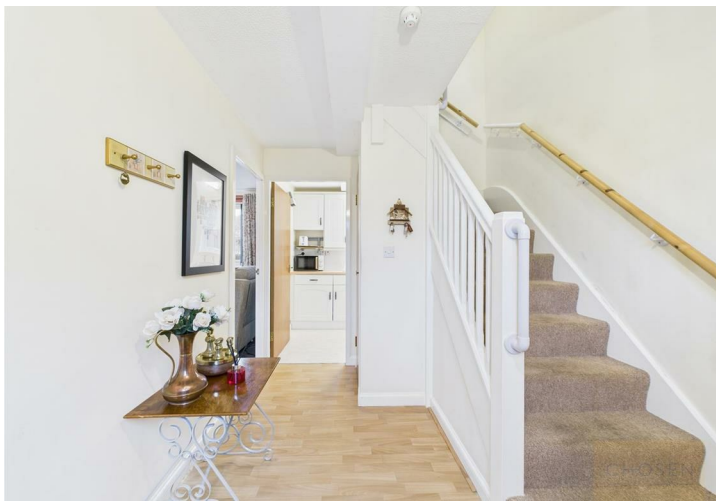
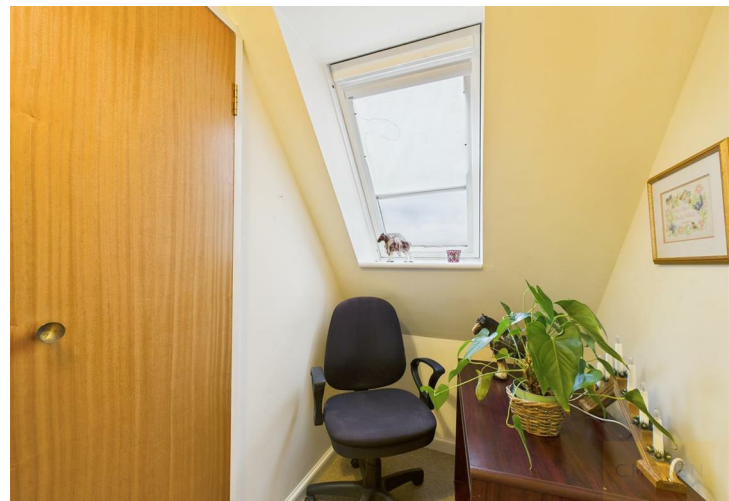
Mains Electric and Water are connected.

Fibre Broadband is available in the area

- Unique Two Bedroom Duplex
- Refurbished Rooftop Terrace
- Beautiful Views Of Churchdown Hill
- EPC Rating - TBC
- Heart of Churchdown Village
- Located Close To Local Shops, Amenities And Transport Links
- No Onward Chain
- Council Tax Band - B

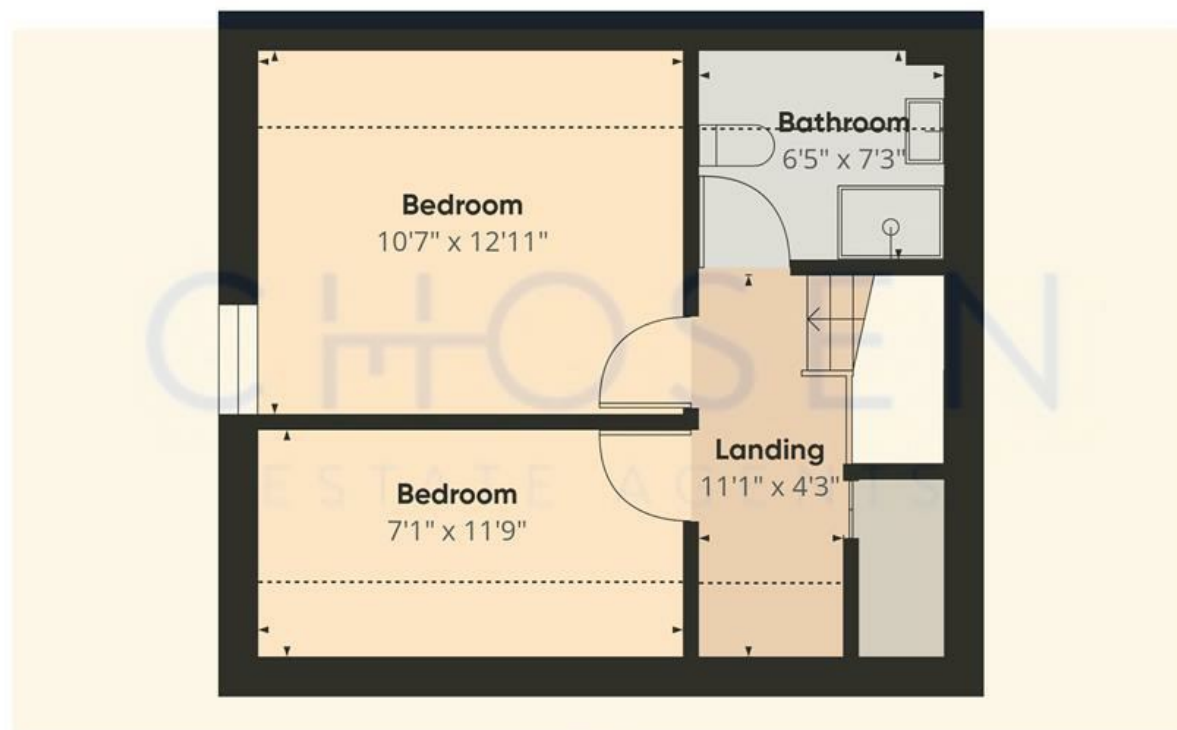
Energy Efficiency Rating

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

715 ft²

Reduced headroom

77 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

