



SWEETBRIAR  
HOUSE

17 Sweetbriar House Chapel Hay Lane, Churchdown, Gloucester, GL3

245  
£75,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

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

This lovely apartment is a second floor, one bedroom apartment for the over 55's to include an 18ft sitting room, kitchen, bathroom and good sized bedroom.

Communal facilities include a lift, washer and dryer facilities and a rooftop terrace with stunning views over Chosen Hill and the surrounding countryside.

- One Bedroom Apartment
- Over 55's
- Second Floor
- Village Location
- No Onward Chain
- Communal Facilities
- EPC Rating: B83
- Council Tax Band: A

Agents Note.

Leasehold.

Lease length: 125 years from 1st January 1987

- 87 years remaining.

Service Charges: £2160 per annum as of 26/03/2025.

EPC Rating: B83

Council Tax Band: A

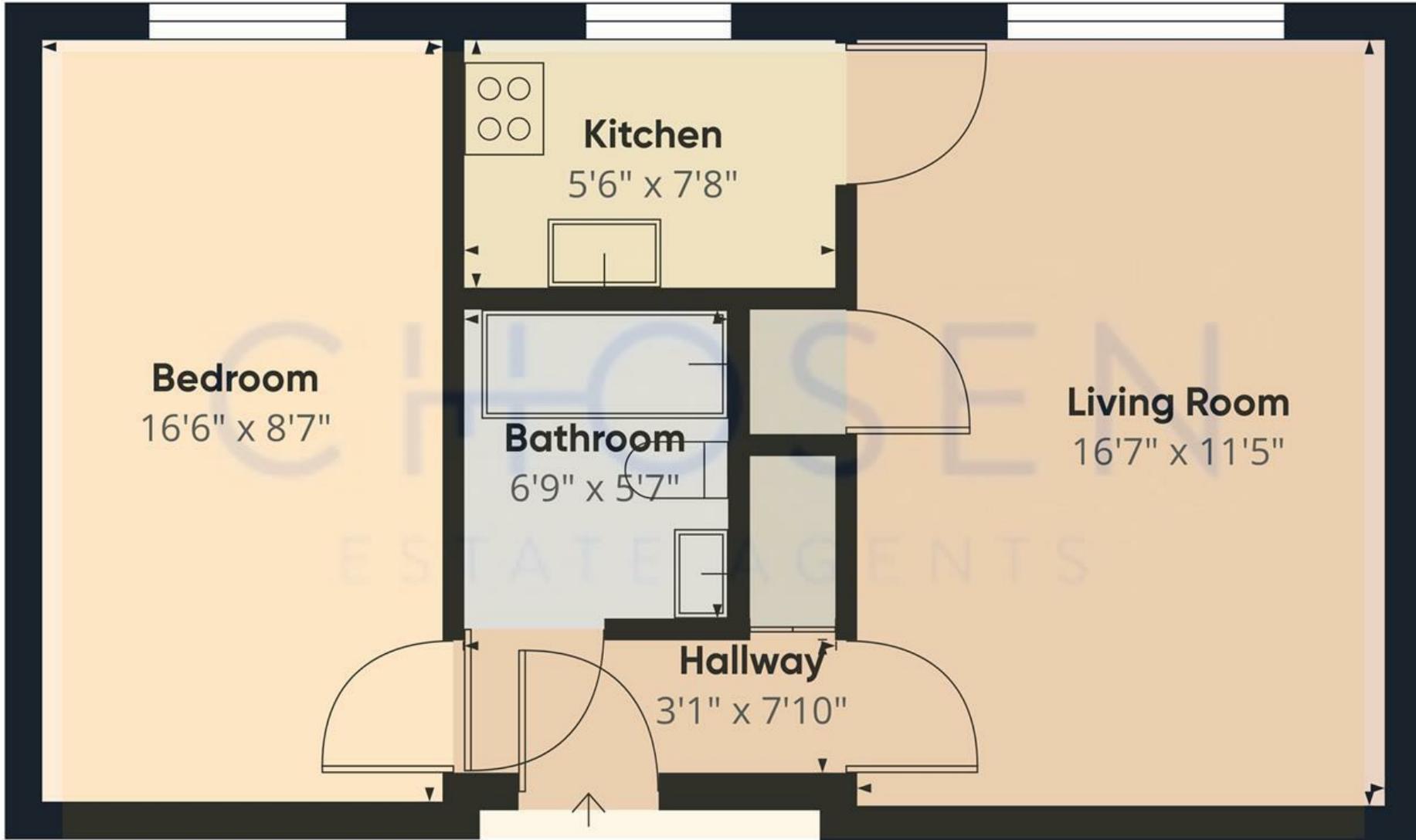
Mains Electric and Water are connected.

Fibre Broadband is available in the area

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
450.8 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.