



Flat 18, The Manor Church Road, Churchdown, Gloucester, GL3 2HT

£210,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Two Bedroom Ground Floor Over 55's Apartment with Private Patio - Churchdown Village - No Onward Chain - Newly Extended Lease

A beautifully presented two-bedroom ground floor apartment situated within a popular over 55's development in the heart of Churchdown Village. Offered to the market with no onward chain, this well-maintained home provides comfortable, low-maintenance living in a highly convenient location.

The apartment is bright and spacious throughout, with well-proportioned rooms and a particularly appealing living room. This generous reception space features sliding doors that open directly onto the property's own private patio, creating a wonderful connection to the outdoors and making it an ideal spot to enjoy morning coffee or relax in the afternoon sunshine.

The kitchen is well-equipped with units and ample worktop space, while the two bedrooms offer good versatility – a larger double bedroom and a second bedroom perfect for guests or additional living space. Completing the accommodation is a modern shower room.

Externally, the private patio provides a lovely enclosed outdoor area, with access to well-maintained communal gardens beyond.

The apartment forms part of a sought-after development designed for over 55's living, offering peace of mind and ease of maintenance. Conveniently located, Churchdown Village benefits from a wide range of local amenities including shops, pubs, doctors' surgery and excellent transport links to Gloucester, Cheltenham and the M5 motorway.

Agents Note.
Leasehold.
No pets allowed
EPC Rating: C72
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

LEASE INFO: 125 years from 2026 - 125 years remaining.
(JUST EXTENDED)

Service Charge of Approx. £1592 per annum
Buildings Insurance of Approx. £130.00 per annum
2 Church Road, Churchdown, Gloucestershire, GL3 2ER

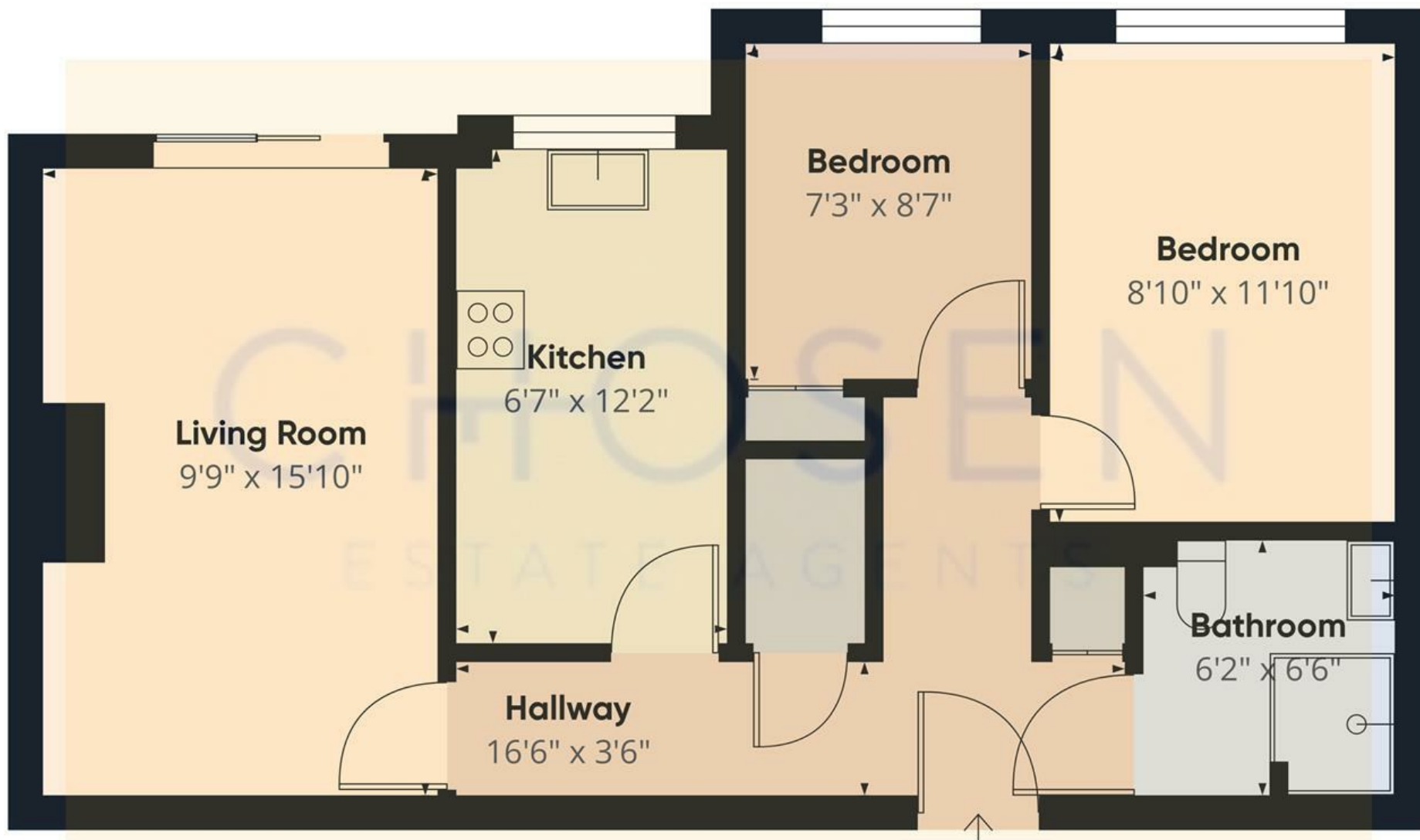
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

- Two Bedroom Apartment
- Newly Extended Lease
- Ground Floor
- No Onward Chain
- Private Patio Space Overlooking Communal Gardens
- Sought After Village Location Close To Local Amenities
- EPC Rating: C72
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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 	





Approximate total area⁽¹⁾
545 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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