



Flat 40, The Manor Church Road, Churchdown
£225,000

Farr & Farr Sales Lettings 

Flat 40

The Manor Church Road, Gloucester

2 BEDROOMED BUNGALOW in the extremely desirable complex for the over 55's in the heart of Churchdown Village.

Agent Notes

Lease: 125 yrs from 01/08/1987 Over 55's Service charge currently: £1592 paid annually Yearly Insurance: £123.50. Please note that this property is subject to an exit fee upon resale. The fee is payable to the freeholder and is typically calculated as a percentage of the resale price dependent on the length of ownership. As part of the application process for purchasing a flat in this retirement community, prospective buyers are required to attend a meeting with the property management team. This meeting is designed to ensure that the buyer is suitable for the property and to provide an opportunity for any questions regarding the community's rules, services, and living arrangements. Please note: - In accordance with the Estate Agents Act 1979 we confirm the vendor is related to an employee of Farr & Farr Estate Agents.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Council Tax band: B

Tenure: Leasehold





Entrance Hall

Via double glazed door. Doors to lounge, Bedrooms 1 & 2 and shower room. Access to the loft space. Storage cupboard and separate airing cupboard housing brand new Worcester combination gas central heating boiler.

Lounge

Dimensions: 15' 3" x 11' 10" (4.64m x 3.60m). Coal effect electric fire with surround. Wall mounted radiator. Double glazed patio door to rear patio. Door to kitchen.

Kitchen

Dimensions: 8' 11" x 6' 7" (2.72m x 2.01m). Range of base and wall mounted units. Stainless steel sink unit with single drainer and mixer tap. Double glazed window to rear. Electric oven, hob and extractor. Further appliance space. Part tiled walls. Wall mounted radiator.

Bedroom One

Dimensions: 11' 10" x 10' 2" (3.60m x 3.10m). Double glazed window to front. Wall mounted radiator. Two built-in wardrobes plus built-in dressing table and drawers.

Bedroom Two

Dimensions: 9' 6" x 8' 11" (2.89m x 2.72m). Double glazed window to front. Wall mounted radiator.

Shower Room

Built-in shower cubicle. Low level WC. Vanity sink unit with storage. Wall mounted radiator.

Front Of Property

Pathway to door.

Rear Of Property

Own patio area, Communal gardens.

Agent Notes

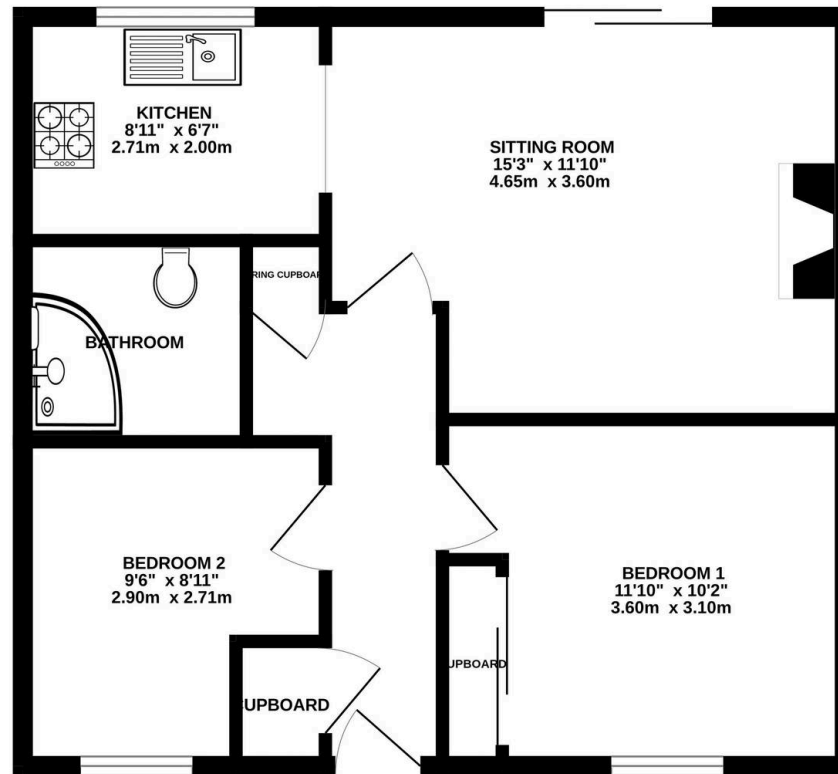
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GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

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