



Flat 40, The Manor Church Road, Churchdown – GL3
£229,950



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.

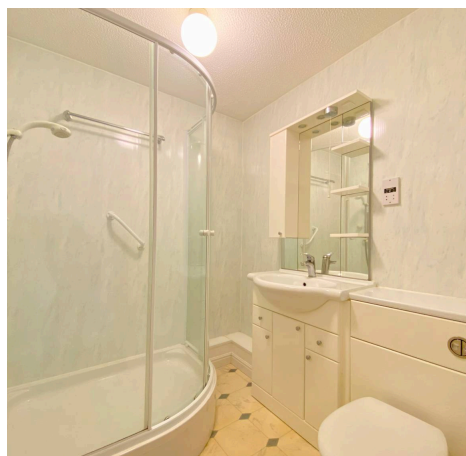
An entrance hall leads through to a light and spacious lounge/dining room which opens into the kitchen. The master bedroom has a variety of fitted wardrobes and furniture, the second bedroom is also a good size and a spacious modern shower room completes the property.

The bungalow has the added benefit of a brand new Worcester combination gas central heating boiler, fitted kitchen and its own good size rear patio overlooking the well maintained communal gardens. The Manor is located on Church Road with a variety of shops, other amenities and bus services to Cheltenham and Gloucester. A communal lounge hosts events for residents and parking is available.

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

Council Tax band: B & Tenure: Leasehold

EPC Energy Efficiency Rating: D & EPC Environmental Impact Rating: D



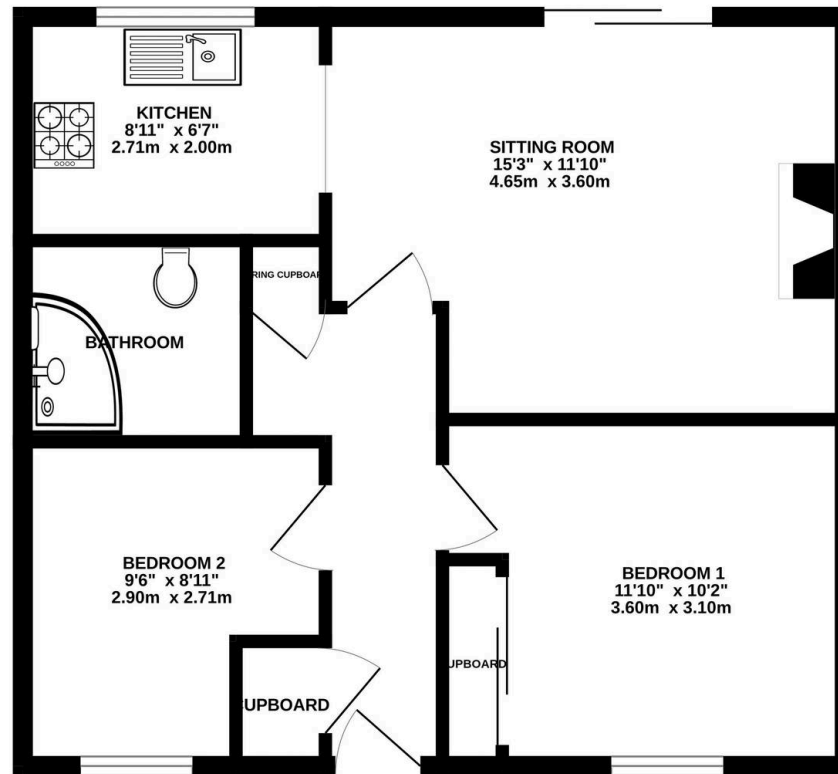






PLEASE DO NOT
BLOCK THE ENTRANCE
WHEN APPROACHING
OR LEAVING
Thank You

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.
Made with Memopix ©2024.

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

