



25 The Manor Church Road, Churchdown, Gloucester, GL3 2HT

£210,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A well presented first floor two bedroom apartment forming part of The Manor. The Manor is an over 55's development in the heart of Churchdown Village close to local shops, and on the bus route to both Cheltenham and Gloucester.

The accommodation itself comprises a light and airy living room with sliding doors to the balcony, kitchen, two generous bedrooms and shower room. There are also two storage cupboards.

The new owner would enjoy the use of the communal facilities which include communal gardens, communal laundry, communal sitting room, alarm pull cord system and guest accommodation charged at a nominal rate.

Parking is available on a first-come, first-served basis.

Agents Note.

Leasehold.

EPC Rating: C71

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.


LEASE INFO: 125 years from 1987 - 88 years remaining.

Service Charge of Approx. £1592 per annum

Buildings Insurance of Approx. £130.00 per annum

- Two Bedroom Apartment
- Popular Village Location
- Balcony
- EPC Rating: C71
- First Floor
- Over 55's Complex
- No Onward Chain
- Council Tax Band: B

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





Approximate total area⁽¹⁾
612 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.