



**31 Dowding Way, Churchdown GL3 2NF**

**£95,000**



# 31 Dowding Way, Churchdown GL3 2NF

- Studio apartment
- Situated in the popular village of Churchdown
- Allocated off road parking
- Generous sized garden
- Ideal investment or first time buy
- Potential rental income of £550 pcm
- Walking distance to local amenities
- 79 years remaining on the lease
- Tewkesbury City Council - Tax Band A (£1,475.82 per annum) 2025/2026.
- EPC D57

**£95,000**

## Communal Hall

Stepping into the building, the apartment is located on a corner position on the first floor.

## Living Room / Bedroom

Generously sized living room with electric heating and a box window to the front aspect providing ample natural light.

## Kitchen

Ample storage in a range of floor- and eye-level units, accompanied by space for a fridge freezer, oven and plumbing for a washing machine. Window to rear aspect overlooking the parking space and garden.

## Dressing Room

Versatile space, currently utilised as a dressing area. Wash hand basin. Window to rear aspect and houses water tank.

## Bathroom

Bathroom suite comprising WC and bath with shower over. Window to rear aspect.

## Outside

To the rear of the property is an allocated space for one vehicle. The property also benefits from a generously sized garden which is mostly

pebbled and is accompanied by trees and bushes. There is also a shed.

## Location

Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools, ideal for both working professionals and young families.

## Material Information

Tenure: Leasehold

Lease length of 79 years. Annual service charge of £32.00 paid to First Port. Annual ground rent of £129.60. Information correct of 17/11/25.

Local Authority and Rates: Tewkesbury City Council - Tax Band A (£1,475.82 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



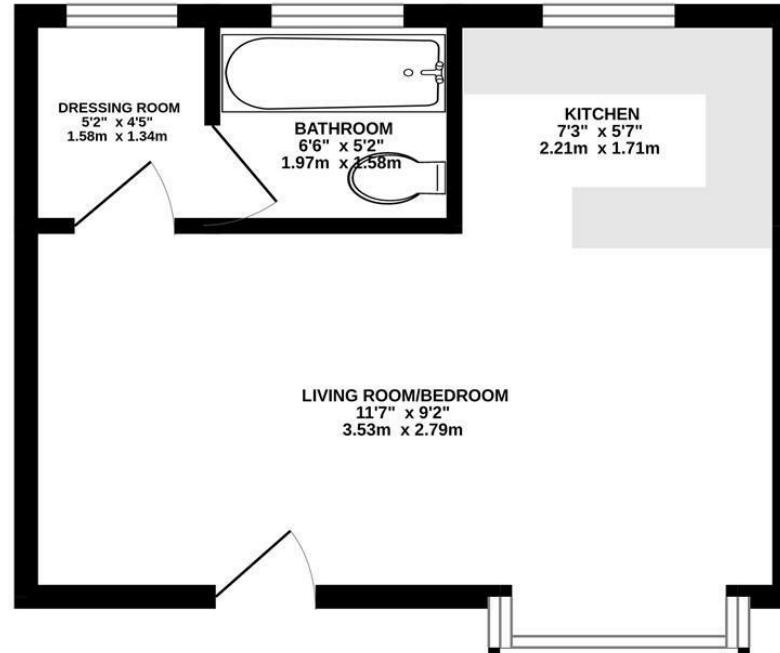
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276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 276 sq.ft. (25.6 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 guarantee is given for any error, omission or inaccuracy. This plan is for identification 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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