



Flat 25, Sweetbriar House Chapel Hay Lane, Churchdown, Gloucester,
GL3 2HS
£95,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Two bedroom second floor retirement apartment in popular Churchdown Village – No onward chain.

The accommodation briefly comprises of a spacious living room with a lovely view of the village bowling green. There is a well-equipped modern kitchen with ample storage and work surfaces, two generous double bedrooms with fitted wardrobes in the main bedroom. A bright and modern bathroom with a walk-in shower and modern sanitary ware. A long hallway provides access to all rooms and includes a useful storage cupboard/airing cupboard.

Residents benefit from communal facilities, including a laundry room with washers and dryers and a contemporary communal sitting room, ideal for socialising. The roof has recently been replaced, and artificial grass has also been laid with a seating area with 360-degree panoramic views across Chosen Hill and the surrounding areas.

Churchdown is a highly desirable village location with a strong community feel, excellent transport links, and easy access to the surrounding Cotswolds countryside. This apartment would make a superb low-maintenance home for those looking for convenience and comfort.

The apartment is offered for sale with no onward chain, making it an ideal opportunity for a straightforward purchase.

Agents Note.

Leasehold.

No pets allowed

Lease length: 125 years from 1st January 1987 - 87 years remaining.

Service Charges: £2269.43 per annum as of 23/10/2024.

No pets allowed.

EPC Rating: TBC

Council Tax Band: C

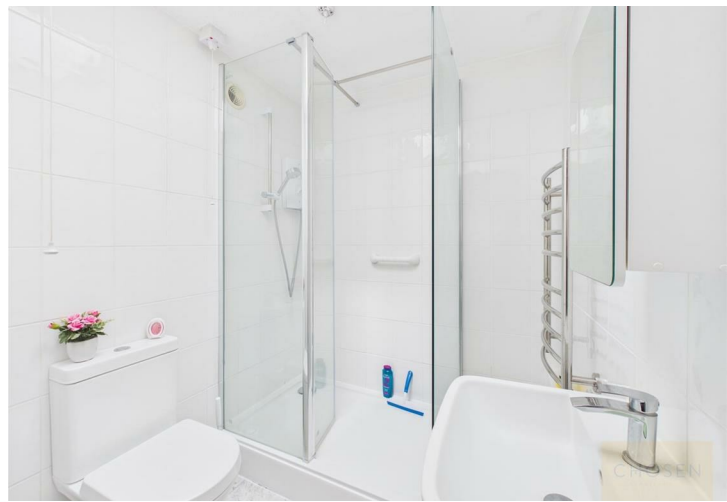
Mains Electric and Water are connected.

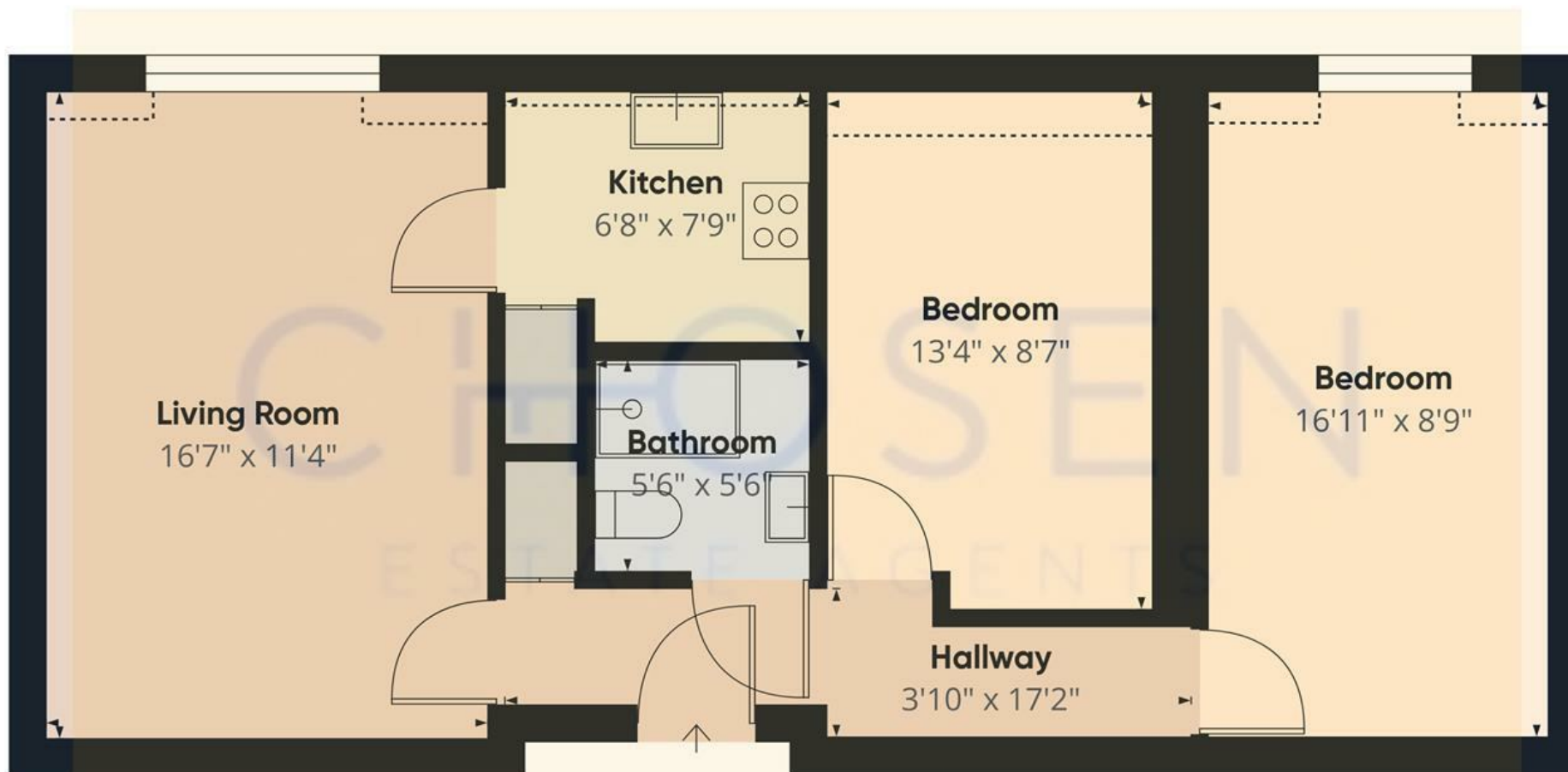
Fibre Broadband is available in the area

- Two Double Bedrooms
- No Onward Chain
- Second Floor
- EPC Rating:
- Over 55's Property
- Incredibly Sought After Churchdown Village Location
- Communal Facilities
- Council Tax Band: B

Energy Efficiency Rating

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

596 ft²

Reduced headroom

21 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

