



45 Golden Vale, Churchdown, Gloucester, Gloucestershire, GL3 2LU

£650 PCM

**TO LET**



- AVAILABLE FROM 11/8/2026 • STUDIO/1 BEDROOM
- SEPARATE LOUNGE • SEPARATE KITCHEN
- NEW CARPETS • NEW KITCHEN
- NEW SHOWER ROOM • EPC C
- COUNCIL TAX BAND A



## Directions

## THE PROPERTY

Chosen Estate Agents are pleased to offer this exceptionally well presented FIRST FLOOR one bedroom flat situated in this popular block of flats to include new kitchen, new bathroom and new flooring throughout

Situated in the desirable village of Churchdown, this apartment was originally a studio flat but now the bedroom area is partitioned off, which will fit a double bed and this enables the lounge area to be separate. In the lounge there is built in wardrobe storage, a separate, spacious well equipped kitchen, which comes with built in oven, hob and a fridge freezer. There is also space for a washing machine and more storage cupboards. The bathroom has newly fitted vinyl flooring with a new shower cubicle with electric shower, toilet, wash hand basin and further storage. Parking is available in the parking bay to the front of the block. Sorry strictly no pets allowed. this would suit a single person.

Holding Deposit: £150.00 based on 1 weeks' rent of asking price  
Security Deposit: £750.00 based on 5 weeks' rent of asking price  
Council Tax band: A Local Authority: Tewkesbury Borough Council  
EPC Band: C  
Electricity supply: Mains Gas Supply: No gas Water supply: Mains Sewerage: Mains  
Heating: Gas central heating Mobile phone coverage: i.e EE, Vodaphone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

## SITUATION